

Archaeological Desk Based Assessment

Salisbury Antiques Warehouse Repurposing Scheme (94
Wilton Rd, Salisbury SP2 7JJ)

For:	Chartplan Ltd
On Behalf of:	R & C Wallrock Trust
Date:	30/06/2025
Author:	Joe Abrams BA FSA MCIfA
Approved by:	Robin Densem BA FSA MCIfA
Project No:	00585
Document Version No:	1.1
Status (Draft/Final)	Final

1 DOCUMENT CONTROL GRID

Project Name:	Salisbury Antiques Warehouse Repurposing Scheme
Planning Application No (if known):	n/a
Client:	R & C Wallrock Trust
Agent for client:	Chartplan Ltd
Archaeological Consultant:	Abrams Archaeology Ltd
Origination date:	30-06-2025
Date of last revision:	-
Version number:	1.1
Summary of changes if applicable:	-
HER Search No:	HER Request dated: Mon 23 Jun, 09:41
CONTACT DETAILS	
Lead contact/author(s):	Joe Abrams
Job title/position if applicable:	Director
Lead contact phone number:	07485 423446
Lead contact email address:	joe@abramsarchaeology.co.uk
Legal structure	Limited Company
Company registration number	12574953
Address and post code for correspondence:	Eastway Enterprise Centre, 7 Paynes Park, Hitchin, Herts, SG5 1EH
<i>Specific Requirements</i>	<i>State Which Category/ies Are Covered</i>
Cultural Heritage (Built Heritage, Landscape Heritage and Archaeology) Assessment	-
Archaeological Focus (not Built Heritage)	Yes
Specific Periods or Issues (e.g. Industrialisation, Airfield)	-
Specific Form of Data (e.g. Geoarchaeology)	-

© Copyright Abrams Archaeology Limited. All rights reserved.

The report has been prepared for the exclusive use of our client and unless otherwise agreed in writing by Abrams Archaeology Limited no other party may use, make use of or rely on the contents of this report. The report has been compiled using the resources agreed with the client and in accordance with the scope of work agreed with the client. No liability is accepted by Abrams Archaeology Limited for any use of this report, other than the purpose for which it was prepared.

Abrams Archaeology Limited accepts no responsibility for any documents or information supplied to Abrams Archaeology Limited by others and no legal liability arising from the use by others of opinions or data contained in this report. It is expressly stated that no independent verification of any documents or information supplied by others has been made. Abrams Archaeology Limited has used reasonable skill, care and diligence in compiling this report and no warranty is provided as to the report's accuracy. No part of this report may be copied or reproduced, by any means, without the written permission of Abrams Archaeology Limited.

CONTENTS

1	Document Control Grid	1
2	Executive Summary	5
3	Introduction and Scope of Assessment.....	7
3.1	Background	7
3.2	Geology	10
3.3	Topography and Hydrology.....	11
3.4	Current Conditions of the Site	11
3.5	Consultation (Archaeology)	11
4	Methodology	15
4.1	The Sources	15
4.2	Assessment	15
	Table 1: Criteria for Assessing the Importance of Heritage Assets	16
4.3	Archaeological Potential	16
5	Archaeological and Historical Background.....	17
5.1	What is Known?	17
	Table 2: Timescales used in this report	19
5.2	Previous Archaeological Work	19
5.3	Early to Middle Prehistoric - Palaeolithic and Mesolithic	21
5.4	Later Prehistoric – Neolithic, Bronze Age and Iron Age.....	22
5.5	Roman	22
5.6	Early Medieval – Medieval.....	23
5.7	Post Medieval.....	23
5.8	Map Regression covering the Modern Period	24
6	Assessment of Significance.....	26
6.1	Assessment of Significance (Designated Assets)	26
6.2	Assessment of Significance (Non-Designated Assets)	26
	Table 3: Likely Potential and Significance of non-designated assets	26
	Table 4: Research Objectives.....	27
7	Site Conditions and Potential Impacts	29
7.1	Preservation and Destruction	29
7.2	Factors Affecting Archaeological Survival	29
7.3	Typical Preservation Conditions in Urban Locations	29
7.4	Specific Site Conditions	30

7.5	Proposed Development	31
7.6	Review of Potential Development Impacts on Archaeological Assets.....	32
8	Conclusions.....	33
8.1	Summary	33
9	Appendix 1 – Tabular Data Supporting the Assessment	35
9.1	Conservation Area.....	35
9.2	Scheduled Monuments	35
9.3	Listed buildings	35
9.4	Monuments (HER).....	36
9.5	Events.....	39
9.6	Historic Landscape Characterisation (HLC)	44
9.7	Extensive Urban Survey (EUS).....	46
10	Appendix 2 – Planning Framework.....	49
10.1	National Planning Policy Framework	49
10.2	Legislation	52
10.3	Relevant Local Policies	53
11	Appendix 4 – Existing and Proposed	55
11.1	Source	55
12	Appendix 5 – Historic Ordnance Survey Maps	60
13	Figures	70

Plates	
Plate 1	Google earth (2024) image illustrating land use in 2024.
Plate 2	View towards the Salisbury Antiques Centre (PDA). We note the 'Pickfords Depositories' label on the building.
Plate 3	Facing southeast along Wilton Road.
Plate 4	Facing northwest along Wilton Road.
Plate 5	Facing the PDA from its southeastern corner.
Plate 6	The open ground at the front of the existing building is slightly lower than Canadian Avenue and Wilton Road.
Plate 7	Facing upslope at the southeastern corner of the PDA. Canadian Avenue slopes upwards relatively steeply on ground which is rising from the River Nadder.
Plate 8	Facing southwest down Canadian Avenue. The existing building is terraced into the hillside upon which Canadian Avenue is built.
Plate 9	Facing the rear part of the PDA. This structure was built in 1926 and it has a basement and three floors above ground. The larger extension, which runs towards Wilton Road was built in 1928.

Plates	
Plate 10	The bricked up windows visible behind furniture in this image would have, previously, been windows into the building at the rear of the plot.
Plate 11	Tithe Map (1840). Parish of Fugglestone St Peter (IR 29/38/125). Approximate limits of PDA shown. Apportionment details within PDA.

Figures	
Figure 1	Site Location.
Figure 2	Site Location – Close Up.
Figure 3	Designated Heritage Assets.
Figure 4	Non-Designated Heritage Assets – Monuments.
Figure 5	Non-Designated Heritage Assets – Monuments – Close Up.
Figure 6	Events.
Figure 7	Events – Close Up.
Figure 8	Historic Landscape Characterisation.

2 EXECUTIVE SUMMARY

Salisbury Antiques Warehouse Repurposing Scheme (94 Wilton Rd, Salisbury SP2 7JJ) has been assessed in order to consider its below ground archaeological potential. In accordance with relevant government planning policy and guidance. This desk-based assessment has been undertaken to clarify the archaeological potential of the proposed development area (PDA) and to consider possible impacts on surrounding archaeological heritage assets.

The proposals are shown at Appendix 4. The proposal for Salisbury Antiques Warehouse Repurposing Scheme (94 Wilton Rd, Salisbury SP2 7JJ):

“The proposal is to utilise the lower ground floor for retail use as it is currently. The second floor so the upper ground floor will be utilised as mainly office use. There will also be a bin and cycle store at this level along with access to the existing penthouse apartment and access to two proposed apartments on the first-floor level 03. The penthouse at second floor level 04 will not be changed”.¹

In terms of relevant designated heritage assets, no nationally designated listed buildings, scheduled monuments, World Heritage Sites, Historic Battlefield or Historic Wreck sites lie within the PDA.

The PDA is not located within or immediately adjacent to a conservation area. The closest is the Salisbury conservation area, located c. 500m southeast of the PDA. The southwestern edge of the Stratford Sub Castle conservation area is located c. 600m northeast of the PDA. The location of both conservation areas is shown on Figure 3.

There is one scheduled monument located partly within the 1km study area. That is the Romano-British settlement at Stratford Sub Castle (1004688) c. 1km northeast of the PDA. There are twenty two listed buildings within the 1km study area. These cluster within the Salisbury conservation area and along Lower Road as it runs north of the River Nadder. These locations can be viewed on Figure 3.

The PDA does not lie within a specific ‘Area of Archaeological Significance’ (AAS). This being a classification which some LPA’s use to draw attention to land within a certain polygon/area.

This assessment considers the PDA to have a low to high potential for archaeological remains. This varies by period (Section 6.2, Table 3). These remains are considered to have a Low to Medium importance (defined in Table 1). This assessment also comments on what importance archaeological remains on the site may have in regional, period or topic specific terms.

<i>Period/Topic</i>	<i>Likelihood of remains being present (Low, Medium, High)</i>	<i>Importance (Low, Medium, High, Very High – See Table 1)</i>
<i>Early – Middle Prehistoric (Palaeolithic)</i>	<i>Medium</i>	<i>Medium</i>
<i>Early – Middle Prehistoric (Mesolithic)</i>	<i>Low</i>	<i>Low</i>

¹ Salisbury Antiques Warehouse Repurposing Scheme Design & Access Statement May 25. Prepared by HFA & Charplan

<i>Period/Topic</i>	<i>Likelihood of remains being present (Low, Medium, High)</i>	<i>Importance (Low, Medium, High, Very High – See Table 1)</i>
<i>Late Prehistoric (Neolithic, Bronze Age, Iron Age)</i>	<i>Low-Medium</i>	<i>Medium</i>
<i>Roman</i>	<i>Low-Medium</i>	<i>Medium</i>
<i>Early-Medieval</i>	<i>Low</i>	<i>Low</i>
<i>Medieval</i>	<i>Low-Medium</i>	<i>Low</i>
<i>Post-Medieval</i>	<i>Low-Medium</i>	<i>Low</i>
<i>Modern</i>	<i>High</i>	<i>Low</i>
<i>Geoarchaeological</i>	<i>-</i>	<i>-</i>

The proposals show the need for relatively little in terms of groundworks. There is no new basement proposed and no lowering of existing floor surfaces (for example). There are proposals for a new wall at the Wilton Road (front) side of the building. This would need a footing trench. There are also proposals to create a new ramp and wall on the Canadian Avenue side of the building. Again, this may need footing trenches. There are various changes proposed to the standing building. These include the creation of several new entrances. These may/may not require some groundworks as a new entrance is created into the building.

The Local Planning Authority (LPA), which is Wiltshire County Council, will decide whether a condition (related to archaeology) would be appropriate. This they will do so on the basis of advice from the Assistant County Archaeologist, who is responsible for providing archaeological advice for South Wiltshire. This assessment will form a part of the information under consideration.

On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and local policies which relate to archaeology. As already stated, the Local Planning Authority (LPA) will decide whether a condition (related to archaeology) would be appropriate.

3 INTRODUCTION AND SCOPE OF ASSESSMENT

3.1 BACKGROUND

- 3.1.1 This archaeological desk-based assessment has been prepared by Joe Abrams of Abrams Archaeology. The document was produced for Chartplan Ltd, working on behalf of R & C Wallrock Trust. Research, graphics and drafting of text has been completed by Joe Abrams.
- 3.1.2 The proposals are shown at Appendix 4. The proposal for Salisbury Antiques Warehouse Repurposing Scheme (94 Wilton Rd, Salisbury SP2 7JJ):
The proposal is to utilise the lower ground floor for retail use as it is currently. The second floor so the upper ground floor will be utilised as mainly office use. There will also be a bin and cycle store at this level along with access to the existing penthouse apartment and access to two proposed apartments on the first-floor level 03. The penthouse at second floor level 04 will not be changed².
- 3.1.3 The proposed development area (PDA) is centred at NGR SU 12841 30613 and, by way of introduction, it is a rectangular shape in plan. The proposals cover an area of 1186sqm and the PDA is located to the west of Salisbury town centre (Figure 1). The PDA is formed of a rectangular shaped piece of land bounded by Wilton Road and Canadian Avenue.
- 3.1.4 The PDA currently comprises two buildings, the larger of the two occupies the southern part of the PDA and the smaller of which occupies its northern end. The buildings are mostly utilised for antiques sales and storage except for the penthouse residential apartment which is located on the top floor level in the mansard roof (Appendix 4 - Existing). The PDA is accessed from either Wilton Road and Canadian Avenue (Plate 1 and Figure 2).
- 3.1.5 The report considers heritage assets of archaeological interest, including finds/findspots of artefactual (e.g. flint tools and pottery) and ecofactual material (e.g. plant remains and bone), and locations, features or objects referenced from historic documents. Where appropriate, it refers to archaeological and palaeoenvironmental deposits, including sub-surface archaeological remains of features, buildings and structures.
- 3.1.6 Data has been collected for an area comprising a 1km radius of the PDA boundary. This Study Area has been selected on the basis of professional judgment, and through consultation with the Wiltshire Historic Environment Record (HER), Wiltshire County Council. It has been decided that this is sufficient to determine the archaeological potential of the PDA. This determination took into account its location, topography, and character.
- 3.1.7 In terms of relevant designated heritage assets, no nationally designated listed

² Salisbury Antiques Warehouse Repurposing Scheme Design & Access Statement May 25. Prepared by HFA & Charplan

buildings, scheduled monuments, World Heritage Sites, Historic Battlefield or Historic Wreck sites lie within the PDA.

- 3.1.8 The PDA is not located within or immediately adjacent to a conservation area. The closest is the Salisbury conservation area, located c. 500m southeast of the PDA. The southwestern edge of the Stratford Sub Castle conservation area is located c. 600m northeast of the PDA. The location of both conservation areas is shown on Figure 3.
- 3.1.9 There is one scheduled monument located partly within the 1km study area. That is the Romano-British settlement at Stratford Sub Castle (1004688) c. 1km northeast of the PDA. There are twenty two listed buildings within the 1km study area.
- 3.1.10 There are twenty two listed buildings within the study area. These cluster within the Salisbury conservation area and along Lower Road as it runs north of the River Nadder. These locations can be viewed on Figure 3.
- 3.1.11 Built heritage and setting issues are not a subject of this report. Therefore, the impact of the proposed development on any designated built heritage assets or conservation areas is not considered here. Where the existence of an historic building may help to inform the archaeological potential of the PDA, the building will be referred to. Likewise, if a nearby conservation area appraisal was considered to be a useful indicator of archaeological potential, it would be referred to.
- 3.1.12 The PDA does not lie within a specific 'Area of Archaeological Significance' (AAS). This being a classification which some LPA's use to draw attention to land within a certain polygon/area.
- 3.1.13 This archaeological desk-based assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the PDA, together with its likely significance, and to consider the need for design, civil engineering, and archaeological solutions to any constraints identified.

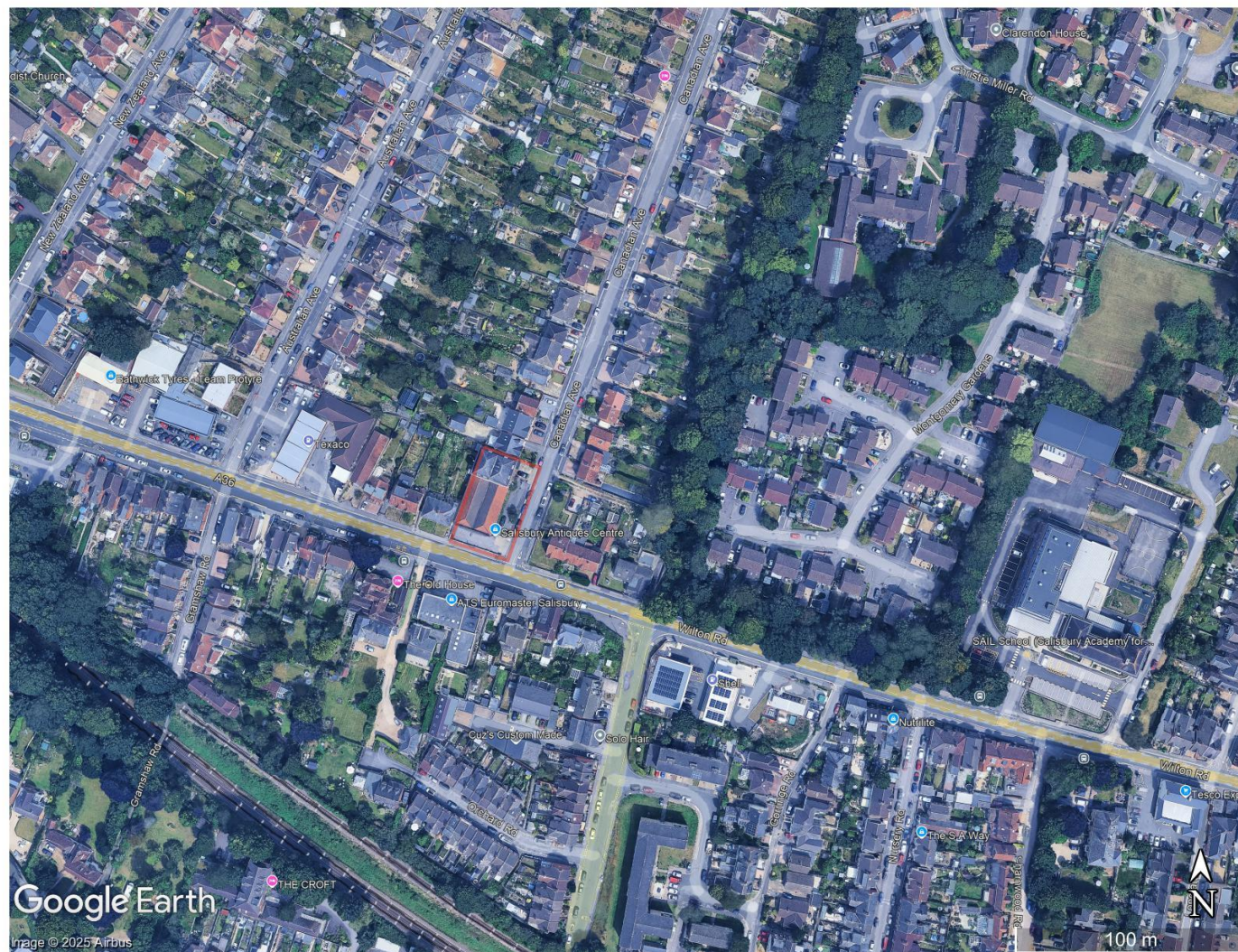


Plate 1: Google earth (2024) image illustrating land use in 2024.

3.2 GEOLOGY

- 3.2.1 The British Geological Survey³ identifies the underlying solid geology across the Site as being Newhaven Chalk Formation - Chalk. Sedimentary bedrock formed between 86.3 and 72.1 million years ago during the Cretaceous period. Superficial deposits are described as River Terrace Deposits - Sand and gravel. Sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period.
- 3.2.2 The closest borehole to the PDA lies c. 250m to the southwest of the PDA, close to Lower Road. This borehole (Reference: SU13SW174 Name: BH 4, NEW RAMPART FILLING STATION, SALISBURY⁴) recorded deposits of concrete (200mm) and made ground (1000mm) lying above geological deposits.
- 3.2.3 The PDA currently comprises two buildings, the larger of the two occupies the southern part of the PDA and the smaller of which occupies its northern end. The PDA has been terraced in order to accommodate these two buildings. The lower ground floor of the larger building is cut into ground which would have previously sloped from north to south. Plates 2-9 (below) show the ground floor disappearing below the existing ground level as the building extends along Canadian Avenue. The smaller, northern building has a basement level and three floors above the ground.
- 3.2.4 Topsoil and/or hardstanding are what is termed *overburden* by archaeologists. These deposits would, in this area, overlie the upper surface of geological deposits and/or cut archaeological features, the latter cut into the geological deposits.
- 3.2.5 By combining our own experience working on soils in this area with the above data, we would assume the depth of overburden at this site to be in the region of c. 600-800mm at the southern end of the PDA. Therefore, the depth of archaeological sensitivity, at the southern end of the PDA, will be between 600-800mm below the overburden and the existing ground surface. We note that the PDA has been terraced and that relatively severe truncation of the pre-existing ground has taken place in the central/northern part of the PDA. It is unlikely that archaeological remains would survive in that part of the PDA due to that truncation and due to this having been a relatively rural piece of land prior to the 20th C. The northern end of the PDA and its southern end are less truncated.

³ <https://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html> - accessed 23-06-2025

⁴ https://mapapps2.bgs.ac.uk/geoindex/home.html?_ga=2.203191377.1736838650.1700302448-1976734535.1700302448 – accessed 23-06-2025

3.3 TOPOGRAPHY AND HYDROLOGY

- 3.3.1 The topography of the PDA and surrounding land is key to considering both its function in the past (in terms of land use) and its archaeological potential. The PDA lies on land which is sloping downwards from the northeast to the southwest. Its southern edge lies at c. 58m OD and its northern edge lies at c. 62m OD. We understand this ground is at its natural height.
- 3.3.2 Beyond the PDA, land slopes upwards to the north and northwest. Camp Hill lies at 140m OD and lies c. 3.7km to the northeast. To the south land is sloping towards the River Nadder c. 500m to the south and this lies at c. 48.5m OD. The River Nadder is the closest freshwater watercourse to this land.
- 3.3.3 The qualities of local soils, determined by geology and topography, would have affected local plant resources and are also relevant for human settlement patterns and landuse. The availability of freshwater is of similar importance.

3.4 CURRENT CONDITIONS OF THE SITE

- 3.4.1 The photographs below (Plates 2-9) show the PDA in its current form. The site is accessed from Wilton Road and from Canadian Avenue. The entire PDA is occupied by existing buildings and the hardstanding which immediately surrounds them.
- 3.4.2 There are two buildings, the larger of the two occupies the southern part of the PDA and the smaller of the two occupies its northern end. The PDA has been terraced in order to accommodate these buildings. The larger of the two buildings was constructed in 1928, its northern half is terraced into the hillside which slopes upwards along Canadian Avenue. The smaller of the two buildings has a basement level and three floors above ground. Therefore, the central and northern parts of the PDA have been significantly truncated in order to accommodate existing buildings on this land.

3.5 CONSULTATION (ARCHAEOLOGY)

- 3.5.1 During the preparation of this assessment, Abrams Archaeology consulted with the Historic Environment Record Assistant, Wiltshire and Swindon History Centre. The Historic Environment Record Assistant then consulted the Assistant County Archaeologist, who is responsible for providing archaeological advice for South Wiltshire. The Assistant County Archaeologist advised that a 1km search would be appropriate for this site as it lay outside of the medieval City of Salisbury. The Assistant County Archaeologist also advised that this assessment would need to consider the significance of the existing (early 20th-century warehouse building on the site and, also, to give some assessment of the Palaeolithic potential, given the site lies on terrace gravels, which elsewhere in Salisbury have yielded significant collections of Palaeolithic

material⁵.

- 3.5.2 This assessment should be submitted to the LPA and referred to as they decide how to respond to the application. This section on consultation has been added so as to record the consultation and allow reference to it at a future date.

⁵ Summary of email exchange on On Fri, 20 Jun 2025 at 14:21. Exchange was with Historic Environment Record Assistant, Wiltshire and Swindon History Centre



Plate 2: View towards the Salisbury Antiques Centre (PDA). We note the 'Pickfords Depositories' label on the building.



Plate 3: Facing southeast along Wilton Road.



Plate 4: Facing northwest along Wilton Road.



Plate 5: Facing the PDA from its southeastern corner.



Plate 6: The open ground at the front of the existing building is slightly lower than Canadian Avenue and Wilton Road.



Plate 7: Facing upslope at the southeastern corner of the PDA. Canadian Avenue slopes upwards relatively steeply on ground which is rising from the River Nadder.



Plate 8: Facing southwest down Canadian Avenue. The existing building is terraced into the hillside upon which Canadian Avenue is built.



Plate 9: Facing the rear part of the PDA. This structure was built in 1926 and it has a basement and three floors above ground. The larger extension, which runs towards Wilton Road was built in 1928.



Plate 10: The bricked up windows visible behind furniture in this image would have, previously, been windows into the building at the rear of the plot.

4 METHODOLOGY

4.1 THE SOURCES

4.1.1 In preparing this assessment we have compiled readily available archaeological and historical information from documentary and cartographic sources, primarily:

- The Wiltshire Historic Environment Record (HER) for known archaeological sites, monuments and findspots within 1km of the Site (i.e. the Study Area).
- Maps purchased via Blackwells and online sources (British Library).
- The National Heritage List for England (Historic England).
- Air photographs held by online repositories
- LIDAR (Environment Agency)
- The Domesday Survey (<http://www.domesdaybook.co.uk/>)
- Victoria County History (<https://www.history.ac.uk/research/victoria-county-history>)

4.1.2 The information gathered from the above sources has been verified and augmented, as far as possible, in order to arrive at conclusions on the significance of the various heritage assets and archaeological remains that have been identified.

4.2 ASSESSMENT

4.2.1 The assessment seeks to understand and define the significance of (archaeological) heritage assets identified from the sources above, taking into account the categories of special interest defined in the NPPF, primarily archaeological interest, historic interest, architectural interest and artistic interest (as appropriate).

4.2.2 The importance of a heritage asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 1).

4.2.3 The assessment does not consider change to the setting and significance of heritage assets.

TABLE 1: CRITERIA FOR ASSESSING THE IMPORTANCE OF HERITAGE ASSETS

Importance of the asset	Criteria
Very high	World Heritage Sites and other assets of equal international importance
High	Grade I and II* Registered Parks and Gardens, scheduled monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* listed buildings, and undesignated heritage assets of equal importance
Medium	Conservation Areas, Grade II Registered Parks and Gardens, Grade II listed buildings, heritage assets on local lists and undesignated assets of equal importance
Low	Undesignated heritage assets of lesser importance

4.3 ARCHAEOLOGICAL POTENTIAL

4.3.1 The report concludes with

- (1) an assessment of the potential for archaeological remains to have been present, and for them to have been preserved to the present day. These are distinct factors, which both contribute to the site's archaeological potential.
- (2) an assessment on the relative importance of archaeological remains on the PDA. This considers them in regional, period or topic specific terms. Our ability to comment is based upon what is known at this stage measured against the research priorities we are aware of. The PDA is considered to have the potential to have remains important in these ways.
- (3) we consider those activities and conditions (we know of) on the site which have either truncated, compacted or removed remains and those which may have sealed and/or otherwise preserved remains.
- (4) an assessment of the likely effects of the proposed development on heritage assets, in terms of physical impact.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 WHAT IS KNOWN?

- 5.1.1 This section reviews the available archaeological evidence for the PDA and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the PDA.
- 5.1.2 What follows comprises a review of known archaeological finds assets within the following Study Area. This involved a review of the Historic Environment Record (HER), together with a historic map regression exercise charting the development of the Study Area during the Post-Medieval and Modern periods. We also checked selected LIDAR data, key publications and commercial (grey literature) reports in order to understand the remains in relatively close proximity to the PDA.
- 5.1.3 The Fugglestone St Peter Tithe Map of 1840 (Plate 11) shows the PDA lying within a large field north of what is now called Wilton Road. Then, as now, this road was a major routeway out of Salisbury running west. The direction towards the town is labelled on the Tithe Map, emphasising that the lay well outside its limits at that time. The closest settlement lies to the south at Bemerton, with houses located either side of what is now named Lower Road.
- 5.1.4 Noting that the PDA was in a rural setting in the mid 19th C is important in archaeological terms. Had it been located in the historic core of Salisbury, we may expect relatively deep/complex archaeological deposits. However, in this location, even though it is now within the town, the archaeological context is more 'rural' than 'urban' and this affects the type of deposits we may expect.
- 5.1.5 Rather than deep urban stratigraphy, we need to pay attention to the geological deposits in a location such as this. Specifically, we note this text, from *The Lower Palaeolithic Occupation of Britain* by John Wymer:

"At Salisbury itself, there is proliferation of sites on Milford Hill on the east side of the city, and also at Bemerton on the west side. Both areas are on Higher Terrace Gravel and this, again, is a classic example of rich accumulations of discarded palaeoliths at the confluence of rivers in chalk country.

The Wylde and the Nadder both join the Avon here. Upstream of all three rivers, little has been found. There may be other reasons but it is tempting to see the Avon in particular as a corridor from the Bournemouth–Christchurch area up on to Salisbury Plain, the Marlborough Downs, and so into the Kennet".⁶

⁶ Page 108. In: Wymer, J. 1999. *The Lower Palaeolithic Occupation of Britain* by John Wymer. Wessex Archaeology and English Heritage.



© Crown Copyright Images reproduced by courtesy of The National Archives, London, England. www.NationalArchives.gov.uk & www.TheGenealogist.co.uk

Plate 11: Tithe Map (1840). Parish of Fugglestone St Peter (IR 29/38/125). Approximate limits of PDA shown. Apportionment details within PDA.

Plot Number	Landowner	Tenant	Name/Function
9	William Cottle	William Cottle	Land

- 5.1.6 We note from various nearby investigations (Section 5.2) that intact deposits of brickearth and gravel terraces have been identified locally. In some cases artefacts of Palaeolithic date have been recovered. Therefore, it is archaeology of this period with which the area is perhaps most associated and the potential of these geological deposits to carry remains of this period is a relevant topic for this assessment. All other chronological periods are also considered, we simply note that the land upon which the PDA lies is considered archaeologically sensitive due to the gravel terraces and brickearth deposits found within it.

TABLE 2: TIMESCALES USED IN THIS REPORT

<i>Period (Early-Middle Prehistoric)</i>	<i>From</i>	<i>To</i>
Palaeolithic	900,000BC	12,000BC
Mesolithic	12,000BC	4000BC
Neolithic	4000BC	2500BC
<i>Period (Later Prehistoric)</i>	<i>From</i>	<i>To</i>
Bronze Age	2500BC	800BC
Iron Age	800BC	AD43
<i>Period (Historic)</i>	<i>From</i>	<i>To</i>
Roman	AD43	AD410
Early Medieval	AD410	AD1066
Medieval	AD1066	AD1485
Post Medieval	AD1486	AD1799
Modern (may be split e.g. where important remains of Industrialisation or Cold War military remains, for example, are present)	AD1800	Present

5.2 PREVIOUS ARCHAEOLOGICAL WORK

- 5.2.1 The PDA has not been subject to Modern archaeological investigation. However, there are records for several investigations relatively nearby. Through careful reference to these investigations we may learn about the potential of land within the PDA.
- 5.2.2 Event 14121 refers to the *Southern Rivers Palaeolithic Project* which was a project designed to record all known Palaeolithic finds and sites south of the

rivers Severn and Thames. The *“programme aimed to relate the finds to their geological contexts and supply information to be used to manage the resource, as mineral extraction directly threatened the geology on which such sites were formed. It was also planned to make the information available for academic research”*⁷. Although the project took in a large area of land, of which the study area is a small part, we note the study area for this PDA contained finds of Palaeolithic date and these are referred to below (Section 5.3).

- 5.2.3 Event 19806 refers to land upon which an evaluation was carried out that consisted of two trenches. Geological chalk was observed in both trenches, situated between 600mm and 1000mm below the modern surface. It was overlaid by a thin spread of River Terrace gravel, which was in turn overlain by ploughsoil and modern topsoil.
- 5.2.4 The trenches were targeted to test for a possible Roman Road. No trace of road metalling or side ditches were observed, and it was concluded that the road did not pass through the site. Finds of interest included a late prehistoric flint scraper, fragments of a German lava quernstone, and a Napoleon III coin. Several modern features were recorded. One contained the foundations of what was probably a Surface Water Supply tank from the Second World War, and series of ground anchors made of reinforced concrete may have been of the same period. This event took place c. 300m northwest of the PDA.
- 5.2.5 Event 18813 refers to an area of land c. 300m east of the PDA, for which a desk based assessment (similar to this document) was produced. Such documents do not tend to produce new primary data. The document did emphasise the local potential for Palaeolithic artefacts within the local gravels.
- 5.2.6 There have been several phases of investigation on land c. 500m east of the PDA. These investigations included a watching brief at Fisherton Manor (EWI13251) which revealed that the land had been raised with redeposited topsoil, containing modern brick and tile, probably as part of the terracing for the construction of the school. The underlying river gravels were not observed in any of the trenches and no significant archaeological features or finds were recorded.
- 5.2.7 A separate excavation (EWI18420) took place at the former Highbury and Fisherton Manor schools. This recorded Early Neolithic and Middle Neolithic pits. An Early Neolithic pit was radiocarbon dated to 3775-3648 cal BC. An Iron Age enclosure and related occupation activity were recorded. Associated with this were eleven inhumation burials of likely Middle Iron Age date. Four of the burials were radiocarbon dated to between 376-152 cal BC. Evidence of later occupation datable to the Late Iron Age and Early Roman periods with an enclosure ditch radiocarbon dated to cal 112BC-AD72.

1 ⁷ Summary of The Southern Rivers Palaeolithic Project available on Archaeology Data Service. Wymer, J. J. (1993). *The Southern Rivers Palaeolithic Project*. Wessex Archaeology.
<https://archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1028751&recordType=GreyLit> – accessed 2025-06-26

- 5.2.8 Event EWI16843 refers to an evaluation which took place at the former Highbury School and which involved the opening of six evaluation trenches. A piece of mineralised animal bone was recovered from a brickearth deposit in the southern part of the site. Molluscs and fragments of charcoal were also present within the brickearth deposit. Within the middle part of the site brickearth deposits were identified sealed by coombe rock (a mixture of probable river terrace gravel and chalk). In the northern part of the site two ditches dating to the Roman period were identified.
- 5.2.9 Event EWI17134 refers to an evaluation which utilised five test pits excavated to establish the extent of surviving Pleistocene brickearth which was identified in earlier geotechnical surveys and during archaeological evaluation of this and nearby sites. The test pits showed that although heavily impacted by post medieval quarry pitting, of probably 19th century date, the natural brickearth deposits survive at a relatively shallow depth.
- 5.2.10 There have been several phases (EWI19501/17135) of archaeological investigation at the Old Manor Hospital located c. 550m southeast of the PDA. These recorded the remains of a brick kiln of 18th C date and undisturbed brickearth which is known to contain important prehistoric artefacts elsewhere in this locality.
- 5.2.11 The above investigations will be discussed further, where relevant, in sections below. Other investigations will be referred to where they contribute to our understanding of potential at the PDA.

5.3 EARLY TO MIDDLE PREHISTORIC - PALAEOLITHIC AND MESOLITHIC

- 5.3.1 This area has an association with finds of the Palaeolithic period. We note the following passage from *The Lower Palaeolithic Occupation of Britain* by John Wymer:

“At Salisbury itself, there is proliferation of sites on Milford Hill on the east side of the city, and also at Bemerton on the west side. Both areas are on Higher Terrace Gravel and this, again, is a classic example of rich accumulations of discarded palaeoliths at the confluence of rivers in chalk country. The Wylfe and the Nadder both join the Avon here. Upstream of all three rivers, little has been found. There may be other reasons but it is tempting to see the Avon in particular as a corridor from the Bournemouth–Christchurch area up on to Salisbury Plain, the Marlborough Downs, and so into the Kennet”.⁸

- 5.3.2 The PDA is just north of Bemerton and is located on the terrace gravels referred to as being key in the above text. There are several HER records which refer to finds of this date. These include various Palaeolithic implements found in this area (SU13SW002). There are references to finds from the late 19th C,

⁸ Page 108. In: Wymer, J. 1999. *The Lower Palaeolithic Occupation of Britain* by John Wymer. Wessex Archaeology and English Heritage.

being recovered from extraction pits, the finds include handaxes and unretouched flakes. We note that the 1881 ordnance survey map (Appendix 5) shows the location of several extraction pits. Record SU13SWU18 refers to a likely occupation site, north of Wilton Road, located c. 50m east of the PDA. This is close enough to the PDA to be of direct relevance when considering archaeological potential.

- 5.3.3 Other lithic findspots in the study area include SU13SW004, SU13SW005, SU13SW006, SU13SW010 and SU13SW011. These record finds of single flints of Palaeolithic date; rather than larger assemblages recovered from deeply sealed deposits. Record SU13SWU13 describes the location at which a Mammal bone was recovered.
- 5.3.4 There is one record which describes material of Mesolithic date (SU13SW051). This describes the location at which two flint arrowheads were recovered.
- 5.3.5 On the basis of the available evidence, the archaeological potential of the PDA for the Palaeolithic period is considered to be Medium and for the Mesolithic periods is considered to be Low.

5.4 LATER PREHISTORIC – NEOLITHIC, BRONZE AGE AND IRON AGE

- 5.4.1 Record MWI74976 describes the location c. 500m east of the PDA at which pits dating to between the Early and Middle Neolithic period were investigated. Cut features containing datable artefacts, which are subject to professional investigation, are a particularly valuable source of data.
- 5.4.2 Two finds sites, at which artefacts were recovered, but for which there is no contextual information, include SU13SW110 (Neolithic flint) and SU13SW152 (Bronze Age pottery sherds).
- 5.4.3 Also c. 500m east of the PDA are several records describing the location of Iron Age remains. Record MWI74977 refers to eleven inhumations of Middle Iron Age date. These were associated with pits and enclosure ditches (MWI79478, MWI74979 and MWI74980). Such remains (enclosure ditches and pits) are typical of Middle Iron Age settlements (farming communities).
- 5.4.4 On the basis of the available evidence, the archaeological potential of the PDA for the Neolithic, Bronze and Iron Age periods is considered to be Low to Medium.

5.5 ROMAN

- 5.5.1 Towards the northeastern edge of the study area, there is a record of a Roman Road, leading towards Old Sarum (SU13W308) and associated with this road are the remains of a settlement (SU13SW308). Known as the Stratford Sub Castle Roman Settlement, this has been subject to several separate investigations.

- 5.5.2 Ditches of Roman date (MWI74981) were recorded during investigations c. 500m east of the PDA at the Highbury and Fisherton Manor School investigations. These also produced prehistoric archaeological remains (above).
- 5.5.3 There are various findspots which have produced individual artefacts, also within the study area. These comprise brooches (SU13SW314/SU13SW333) and coins (SU13SW315/ SU13SW323).
- 5.5.4 On the basis of the available evidence, which records archaeological features c. 500m away from the PDA, the archaeological potential of the PDA for the Roman period is considered to be Low-Medium.

5.6 EARLY MEDIEVAL – MEDIEVAL

- 5.6.1 There are no records related to the Early Medieval period on the HER. There are a small number of finds datable to the Medieval period and we note that the PDA is outside any known Medieval settlement in this area. The closest settlement is that at Bemerton (south) within which there is known to have been a settlement, associated with a chapel (St Andrews) since the 13th C.⁹
- 5.6.2 The HER records comprise coins, an arrowhead, spearhead and a spur (SU13SW468, SU23SW469, SU13SW477, SU13SW478, SU13SW491 and SU13SW509). Such finds are of intrinsic interest. However, their finding is of limited value in predicting below ground remains. They are highly portable and do not necessarily indicate the presence of cut archaeological features below the ground.
- 5.6.3 Several pits, datable to the Medieval period, were recorded at Devizes Road (MWI76143), these are over 500m from the PDA in the northeastern part of the PDA.
- 5.6.4 We note that relatively large areas of managed meadowland are recorded as dating to the Post-Medieval period (MWI63484/SU13SW525). These lie close to the River Nadder and the River Avon, both of which lie within the study area. We suggest that these lands were likely in similar use during the Medieval period also. The PDA is upslope of such wet areas and, consequently, there is a higher potential for this land having been located within an agricultural field on relatively high land located between two rivers (the Nadder and the Avon).
- 5.6.5 The potential for remains of specifically Early Medieval date is considered to be Low. The potential for remains of Medieval date is considered to be Low-Medium. If they exist, they are most likely to comprise field boundaries.

5.7 POST MEDIEVAL

- 5.7.1 The HER records the location of a Brick Kiln (MWI77014) located c. 500m

⁹ 'Fugglestone St Peter', in *A History of the County of Wiltshire: Volume 6*, ed. Elizabeth Crittall (London, 1962), *British History Online* <https://www.british-history.ac.uk/vch/wilts/vol6/pp37-50> [accessed 27 June 2025].

southeast of the PDA. The recording of such sites marks the transition which the area made in the Post-Medieval and modern periods. The town of Salisbury grew and extended towards the PDA. We note the presence of managed water meadows alongside the Rivers Avon and Nadder (MWI63484/SU13SW525) which date to this period.

- 5.7.2 The PDA is upslope of such wet areas and, consequently, there is a higher potential for this land having been located within an agricultural field on relatively high land located between two rivers (the Nadder and the Avon). We note that the road running west out of Salisbury (now Wilton Road) runs just south of the PDA. This road is shown on the Tithe Map and, such maps often record landscape features which were Post-Medieval or earlier in date. It is likely that this road also existed in the Post-Medieval period. However, there is no suggestion of buildings on the PDA at this time.
- 5.7.3 Consequently, the potential for remains of Post-Medieval period being found within the PDA is considered Low-Medium. If they exist, they are most likely to comprise field boundaries.

5.8 MAP REGRESSION COVERING THE MODERN PERIOD

- 5.8.1 The Fugglestone St Peter Tithe Map (1840) shows the PDA lying within a large field north of what is now called Wilton Road. Then, as now, this road was a major routeway out of Salisbury running west. The direction towards the town is labelled on the Tithe Map, emphasising that the lay well outside its limits at that time. The closest settlement lies to the south at Bemerton, with houses located either side of what is now named Lower Road.
- 5.8.2 Noting that the PDA was in a rural setting in the mid 19th C is important in archaeological terms. Had it been located in the historic core of Salisbury, we may expect relatively deep/complex archaeological deposits. However, in this location, even though it is now within the town, the archaeological context is more 'rural' than 'urban' and this affects the type of deposits we may expect.
- 5.8.3 The 1881 ordnance survey map (Appendix 5) illustrates the rapid pace of change in the latter half of the 19th C. Bemerton Lodge, and impressive residence with formal gardens has appeared to the northeast of the PDA. To its south land has been out to various industrial uses. A kiln is labelled, part of a brickworks and the Victoria Works lies directly opposite to the south of the PDA. The Salisbury and Yeovil Railway Company opened a railway line 1859 and this is mapped to the south of the PDA.
- 5.8.4 The PDA remained in open land until the 1930s while land around it became increasingly densely used for housing. The 1938 ordnance survey map shows the development of the PDA and land around it. The building shown on this map is that which still stands on the PDA, albeit with later changes. Therefore, it is at this time that the PDA was terraced in order to accommodate the lower ground floor of the existing building on the PDA. This is the most significant

change in land use we have been able to identify while producing this assessment. It impacted the PDA in a higher way than the current proposals would.

- 5.8.5 The potential of the site to contain Modern archaeological remains is High, these will be the extant buildings which exist on the site at this time. stood on the site at this time. The structure at the rear of this PDA was built in 1926 and it has a basement and three floors above ground. The larger extension, which runs towards Wilton Road was built in 1928. These are not listed buildings or locally listed buildings. The ordnance survey maps (Appendix 5) record little change in its footprint since that time.
- 5.8.6 Historic landscape characterisation for this area (Figure 10) records that the PDA lies within (HWI7997), which is described as semi detached housing. *"These semi detached houses are of mid C20 origin. They have been created in an area that was formerly post medieval planned fields, which themselves were created from an open area. However, the prior character is not legible now so has been inferred"* (Appendix 1).
- 5.8.7 It occupies a corner plot and sits opposite other commercial buildings. To its east and west are residential properties. The building extends up Canadian Avenue and this is a residential street. The words Pickfords Depositories are still visible on the front of the building recording the well known local company of that name. This building was used as a Furniture Depository for most of the 20th C. Since the 1990s, the building has served as an Antiques Warehouse and it is the intention for this to continue, albeit with some alterations.

6 ASSESSMENT OF SIGNIFICANCE

6.1 ASSESSMENT OF SIGNIFICANCE (DESIGNATED ASSETS)

There are no designated heritage assets present within the PDA and the listed buildings within the Study Area are tabulated in Appendix 1 and located on Figure 3. The listed buildings are tabulated and located as their presence may indicate archaeological potential. This document does not cover built heritage setting and there is nothing further to assess in relation to designated heritage assets within the context of this document.

6.2 ASSESSMENT OF SIGNIFICANCE (NON-DESIGNATED ASSETS)

- 6.2.1 Existing national policy guidance for archaeology (the NPPF) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.
- 6.2.2 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below. HER and heritage asset information is shown on Figures 5-10.

TABLE 3: LIKELY POTENTIAL AND SIGNIFICANCE OF NON-DESIGNATED ASSETS

Period/Topic	Likelihood of remains being present (Low, Medium, High)	Importance (Low, Medium, High, Very High – See Table 1)
Early – Middle Prehistoric (Palaeolithic)	Medium	Medium
Early – Middle Prehistoric (Mesolithic)	Low	Low
Late Prehistoric (Neolithic, Bronze Age, Iron Age)	Low-Medium	Medium
Roman	Low-Medium	Medium
Early-Medieval	Low	Low
Medieval	Low-Medium	Low
Post-Medieval	Low-Medium	Low
Modern	High	Low
Geoarchaeological	-	-

- 6.2.3 The archaeological potential of remains that may be present on the PDA has been assessed as having Low or Medium importance within this assessment. The terms Low, Medium and High have a specific meaning and that is explained in Table 1, Section 4.2. Such remains have a local or regional interest in research terms. Archaeological research interest is determined by Regional Research Agenda. In this case from the *South West England Research*

Framework¹⁰.

TABLE 4: RESEARCH OBJECTIVES

Period	Research Objective	Additional detail
Palaeolithic and Mesolithic	1c	1c: There is a need for controlled excavation of stratified Palaeolithic and Mesolithic sites in order to address research questions that have arisen in recent years. Such excavations have not taken place in the South West for the last two decades, while over the same time period investigative and analytical techniques have markedly improved (e.g. OSL and AAR dating). The need for controlled excavation is particularly strong in the South West given the general failure of PPG16 work to generate appropriate archaeological information for the Palaeolithic and Mesolithic periods, and the limited range of aggregates extraction-derived archaeology for these periods.
Palaeolithic and Mesolithic	1e	1e: It is also important to consider the archaeological potential of all Quaternary deposits likely to be impacted upon by development, including those often termed “natural”. This is particularly important for the study of the Middle and Lower Palaeolithic as primary context sites or secondary context artefact assemblages of this date may be buried within or beneath “natural” deposits. There is a clear need to understand deposit stratigraphy (through commercial boreholes, dedicated archaeological boreholes, and GPR) and the potential of that stratigraphy to preserve Palaeolithic material. Chronology is an important part of assessing the potential of Pleistocene deposits (see Research Aim 16) and therefore there is a need to make extensive use of techniques such as OSL, uranium series and AAR dating. Work in the Hampshire basin and West Sussex, the Lea valley, and the Middle Thames tributaries have demonstrated that studies to investigate the potential of Pleistocene strata can be built into the PPG16 archaeological management cycle, particularly where a large development is planned. Deposit modelling and prospection of the type described above needs to be fully integrated through GIS based mapping into county HERs and the minerals planning process, with regard to management of the archaeological and minerals resources, and supporting integrated, landscape-scale research.

6.2.4 We have assessed this site as having potential to contain non-designated

¹⁰ South West England Research Framework. Resource Assessments. <https://researchframeworks.org/swarf/summary/> - accessed 2025-06-26

remains of Low to Medium importance. Such remains are routinely investigated and recorded as a result of developer-led archaeological work in many parts of the UK.

7 SITE CONDITIONS AND POTENTIAL IMPACTS

7.1 PRESERVATION AND DESTRUCTION

- 7.1.1 This Section first considers how previous land use on the PDA has both created archaeological potential and reduced it. It then goes on to consider the proposals and how they may impact upon those potential remains (if any).

7.2 FACTORS AFFECTING ARCHAEOLOGICAL SURVIVAL

- 7.2.1 Archaeological remains can survive as earthworks and as below ground archaeological features, finds and layers. Part of the assessment process is to consider what factors may have affected archaeological survival. That is to say, what conditions would have enhanced the chances of survival and what conditions would have reduced the chances of survival.
- 7.2.2 The subject of archaeological preservation has been covered comprehensively elsewhere¹¹, and it is a subject which is subject to ongoing review as our understanding grows. The following text addresses some familiar scenarios for assessment reports such as this, to allow the reader an insight into some 'typical' scenarios.

7.3 TYPICAL PRESERVATION CONDITIONS IN URBAN LOCATIONS

- 7.3.1 Certain long-lived urban centres (e.g. York, London) can have very deep layers of archaeological deposits. These can extend to several metres. It is worth noting that destructive activities (for archaeological remains) have frequently added their own phase of activity to such urban centres. Therefore, archaeological remains can be encountered directly below the modern surface (e.g. tarmac or concrete) often at a depth of 500-1000mm below the existing ground surface.
- 7.3.2 The creation of cities inevitably involves the destruction of archaeological remains even as new phases of activity (archaeology) are created. Also, there are many instances of survival in what superficially seem to be destructive scenarios. For example, islands of archaeological deposits can survive within a building constructed using piles and including a basement car park. Tall buildings do compact archaeological remains and their foundations do remove them; yet archaeological deposits can survive in between and beneath the foundations.

¹¹ Historic England 2016. Preserving Archaeological Remains. Decision-taking for Sites under Development

Factors which enhance preservation	Factors which increase destruction
Preservation beneath buildings and roads which once constructed provide a relatively stable environment.	Piling (can affect Hydrology) which can alter the conditions in which waterlogged remains may survive.
	Cutting of foundation trenches, utility trenches, lift pits and other 'groundworks. These activities can remove deposits (only where the specific groundworks are taking place of course – therefore deposits either side of a lift shaft will be relatively unchanged.

7.4 SPECIFIC SITE CONDITIONS

- 7.4.1 While the PDA is now within an urban area, it is not within the historic core of Salisbury and we do not anticipate deep archaeological deposits on land which was, until the early 20th C, an open field (Appendix 5, Ordnance Survey map 1936).
- 7.4.2 The closest borehole to the PDA lies c. 250m to the southwest of the PDA, close to Lower Road. This borehole (Reference: SU13SW174 Name: BH 4, NEW RAMPART FILLING STATION, SALISBURY¹²) recorded deposits of concrete (200mm) and made ground (1000mm) lying above geological deposits.
- 7.4.3 The PDA currently comprises two buildings, the larger of the two occupies the southern part of the PDA and the smaller of which occupies its northern end. The PDA has been terraced in order to accommodate these two buildings. The lower ground floor of the larger building is cut into ground which would have previously sloped from north to south. Plates 2-9 (below) show the ground floor disappearing below the existing ground level as the building extends along Canadian Avenue. The smaller, northern building has a basement level and three floors above the ground.
- 7.4.4 Topsoil and/or hardstanding are what is termed *overburden* by archaeologists. These deposits would, in this area, overlie the upper surface of geological deposits and/or cut archaeological features, the latter cut into the geological deposits.
- 7.4.5 By combining our own experience working on soils in this area with the above data, we would assume the depth of overburden at this site to be in the region of c. 600-800mm at the southern end of the PDA. Therefore, the depth of archaeological sensitivity, at the southern end of the PDA, will be between 600-800mm below the overburden and the existing ground surface. We note that

¹² https://mapapps2.bgs.ac.uk/geoindex/home.html?_ga=2.203191377.1736838650.1700302448-1976734535.1700302448 – accessed 23-06-2025

the PDA has been terraced and that relatively severe truncation of the pre-existing ground has taken place in the central/northern part of the PDA. It is unlikely that archaeological remains would survive in that part of the PDA due to that truncation and due to this having been a relatively rural piece of land prior to the 20th C. The northern end of the PDA and its southern end are less truncated.

- 7.4.6 It is important to note that this area contains geological deposits which are of interest in an archaeological sense. This is not the case with all sites and this is why we specifically comment on it here. It is the underlying gravels and, if present, brickearth deposits, which may be of most interest. This for their potential to contain Palaeolithic struck flints.

7.5 PROPOSED DEVELOPMENT

- 7.5.1 The proposals are shown at Appendix 4. The proposal for Salisbury Antiques Warehouse Repurposing Scheme (94 Wilton Rd, Salisbury SP2 7JJ):
The proposal is to utilise the lower ground floor for retail use as it is currently. The second floor so the upper ground floor will be utilised as mainly office use. There will also be a bin and cycle store at this level along with access to the existing penthouse apartment and access to two proposed apartments on the first-floor level 03. The penthouse at second floor level 04 will not be changed¹³.
- 7.5.2 The proposals show the need for relatively little in terms of groundworks. There is no new basement proposed and no lowering of existing floor surfaces (for example). There are proposals for a new wall at the Wilton Road (front) side of the building. This would need a footing trench. There are also proposals to create a new ramp and wall on the Canadian Avenue side of the building. Again, this may need footing trenches.
- 7.5.3 There are various changes proposed to the standing building. These include the creation of several new entrances. These may/may not require some groundworks as a new entrance is created into the building.
- 7.5.4 Such groundworks, if required, have the potential to impact upon non-designated (archaeological) heritage assets lying at a relatively shallow depth. By combining our own experience working on soils in this area with the above data, we would assume the depth of overburden at this site to be in the region of c. 600-800mm at the southern end of the PDA. Therefore, the depth of archaeological sensitivity, at the southern end of the PDA, will be between 600-800mm below the overburden and the existing ground surface. We note that the PDA has been terraced and that relatively severe truncation of the pre-existing ground has taken place in the central/northern part of the PDA. It is unlikely that archaeological remains would survive in that part of the PDA due to that truncation and due to this having been a relatively rural piece of land

¹³ Salisbury Antiques Warehouse Repurposing Scheme Design & Access Statement May 25. Prepared by HFA & Charplan

prior to the 20th C. The northern end of the PDA and its southern end are less truncated.

7.6 REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

- 7.6.1 The proposed development will not directly impact on any designated archaeological heritage assets.
- 7.6.2 This assessment considers the PDA to have a low to high potential for archaeological remains. This varies by period (Section 6.2, Table 3). These remains are considered likely to have a Low to Medium importance (defined in Table 1).
- 7.6.3 This is a relatively low impact proposal in terms of below ground impacts and that should be reflected upon when considering whether a condition is appropriate in this instance.

8 CONCLUSIONS

8.1 SUMMARY

- 8.1.1 Salisbury Antiques Warehouse Repurposing Scheme (94 Wilton Rd, Salisbury SP2 7JJ) has been assessed in order to consider its below ground archaeological potential. In accordance with relevant government planning policy and guidance. This desk-based assessment has been undertaken to clarify the archaeological potential of the proposed development area (PDA) and to consider possible impacts on surrounding archaeological heritage assets.
- 8.1.2 The proposals are shown at Appendix 4. The proposal for Salisbury Antiques Warehouse Repurposing Scheme (94 Wilton Rd, Salisbury SP2 7JJ):
The proposal is to utilise the lower ground floor for retail use as it is currently. The second floor so the upper ground floor will be utilised as mainly office use. There will also be a bin and cycle store at this level along with access to the existing penthouse apartment and access to two proposed apartments on the first-floor level 03. The penthouse at second floor level 04 will not be changed¹⁴.
- 8.1.3 In terms of relevant designated heritage assets, no nationally designated listed buildings, scheduled monuments, World Heritage Sites, Historic Battlefield or Historic Wreck sites lie within the PDA.
- 8.1.4 The PDA is not located within or immediately adjacent to a conservation area. The closest is the Salisbury conservation area, located c. 500m southeast of the PDA. The southwestern edge of the Stratford Sub Castle conservation area is located c. 600m northeast of the PDA. The location of both conservation areas is shown on Figure 3.
- 8.1.5 There is one scheduled monument located partly within the 1km study area. That is the Romano-British settlement at Stratford Sub Castle (1004688) c. 1km northeast of the PDA. There are twenty two listed buildings within the 1km study area. These cluster within the Salisbury conservation area and along Lower Road as it runs north of the River Nadder. These locations can be viewed on Figure 3.
- 8.1.6 The PDA does not lie within a specific 'Area of Archaeological Significance' (AAS). This being a classification which some LPA's use to draw attention to land within a certain polygon/area.
- 8.1.7 This assessment considers the PDA to have a low to high potential for archaeological remains. This varies by period (Section 6.2, Table 3). These remains are considered to have a Low to Medium importance (defined in Table 1). This assessment also comments on what importance archaeological remains

¹⁴ Salisbury Antiques Warehouse Repurposing Scheme Design & Access Statement May 25. Prepared by HFA & Charplan

on the site may have in regional, period or topic specific terms.

- 8.1.8 The proposals show the need for relatively little in terms of groundworks. There is no new basement proposed and no lowering of existing floor surfaces (for example). There are proposals for a new wall at the Wilton Road (front) side of the building. This would need a footing trench. There are also proposals to create a new ramp and wall on the Canadian Avenue side of the building. Again, this may need footing trenches.
- 8.1.9 There are various changes proposed to the standing building. These include the creation of several new entrances. These may/may not require some groundworks as a new entrance is created into the building.
- 8.1.10 This is a relatively low impact proposal in terms of below ground impacts and that should be reflected upon when considering whether a condition is appropriate in this instance.
- 8.1.11 The Local Planning Authority (LPA), which is Wiltshire County Council, will decide whether a condition (related to archaeology) would be appropriate. This they will do so on the basis of advice from the Assistant County Archaeologist, who is responsible for providing archaeological advice for South Wiltshire. This assessment will form a part of the information under consideration.
- 8.1.12 On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and local policies which relate to archaeology. As already stated, the Local Planning Authority (LPA) will decide whether a condition (related to archaeology) would be appropriate.

9 APPENDIX 1 – TABULAR DATA SUPPORTING THE ASSESSMENT

9.1 CONSERVATION AREA

CA_Name	OBJECTID	CA_ID
STRATFORD SUB CASTLE	1105	CA/S/49
SALISBURY CONSERVATION AREA	1123	CA/S/44
SALISBURY CONSERVATION AREA	1528	CA/S/44

9.2 SCHEDULED MONUMENTS

NationalRe	Name	MI_PRINX	DesigUID	RecordType	Grade	PrefRef	OtherRef
1004688	Romano-British settlement at Stratford sub Castle	696	DWI13761	SM		1004688	WI 897

9.3 LISTED BUILDINGS

NationalRe	Name	Grade	MI_PRINX	DesigUID	RecordType	PrefRef	OtherRef
1023694	26 AND 28, WILTON ROAD	II	10988	DWI7036	LB	1023694	676, 8, 503
1023695	RIVERSFIELD	II	10993	DWI7040	LB	1023695	676, 8, 373
1023696	ST ANDREW'S CHURCH	II*	10994	DWI7041	LB	1023696	676, 8, 372
1039166	THE MANOR HOUSE	II	10991	DWI7039	LB	1039166	676, 8, 374
1065774	BEMERTON RECTORY	II*	10989	DWI7037	LB	1065774	676, 8, 371
1243323	26 AND 28, WILTON ROAD	II	13751	DWI9613	LB	1243323	676, 9, 593
1243325	THE PARAGON	II	13753	DWI9615	LB	1243325	676, 9, 595
1243327	Quaker Meeting House	II	14518	DWI9616	LB	1243327	676, 9, 596
1243342	FOUNTAIN IN FORECOURT OF THE OLD MANOR, AT OLD MANOR HOSPITAL	II	13755	DWI9618	LB	1243342	676, 9, 597A
1243343	AVON HOUSE	II	13756	DWI9619	LB	1243343	676, 9, 598
1243441	CHERBURY	II	13780	DWI9640	LB	1243441	676, 8, 435
1243545	86, LOWER ROAD	II	13787	DWI9647	LB	1243545	676, 8, 621
1243571	OLD SCHOOL HOUSE	II	13793	DWI9652	LB	1243571	676, 9, 599
1260010	BRIDGE HOUSE	II	10986	DWI7034	LB	1260010	676, 8, 501
1272928	EMMANUEL FREE EVANGELICAL CHURCH	II	13750	DWI9612	LB	1272928	676, 9, 591
1272930	THE PARAGON	II	13752	DWI9614	LB	1272930	676, 9, 594
1272937	THE OLD MANOR AT OLD MANOR HOSPITAL	II	13754	DWI9617	LB	1272937	676, 9, 597
1355769	64, LOWER ROAD	II	10987	DWI7035	LB	1355769	676, 8, 502
1355770	BEMERTON HOUSE	II	10990	DWI7038	LB	1355770	676, 8, 375
1355823	WATER BOARD PUMPING STATION	II	10873	DWI6933	LB	1355823	676, 9, 447
1374113	ST JOHN'S CHURCH	II*	10995	DWI7042	LB	1374113	676, 8, 370
1392847	BUILDINGS FRONTING SOUTH WESTERN ROAD & ATTACHED CANOPY	II	14534	DWI9700	LB	1392847	676, 0, 10026

9.4 MONUMENTS (HER)

PrefRef	MI_PRINX	MonUID	RecordType	Name	Description	MonType	Period	Dates
MWI31963	14857	MWI31963	MON	Roman Finds, Northeast of Cowslip Farm	A large quantity of material is located in the field adjacent to Cowslip Farm. The greatest concentration of artefacts is approximately 50 metres either side of the Roman Road.	ARTEFACT SCATTER	Roman	43 to 409
MWI32036	59903	MWI32036	MON	Undated Enclosures and Pits at Cowslip Farm	A series of enclosures and pits were located through geophysical survey.	ENCLOSURE; PIT	Roman	43 to 409
MWI32037	59904	MWI32037	MON	20th Century Buildings at Cowslip Farm	Possible buildings were located through geophysical survey.	BUILDING	Early 20th Century to C21	1901 to 2050
MWI32080	30509	MWI32080	BLD	Ball Room, Fisherton House Lunatic Asylum	Ball Room built for the former private Fisherton House Lunatic Asylum, later to become the Old Manor Hospital.	PSYCHIATRIC HOSPITAL; BALLROOM; FIRING RANGE	Late C18 to Late 20th Century	1800 to 2000
MWI32081	14912	MWI32081	MON	WWII Loopholed Wall, Cherry Orchard Lane	Second World War loopholed wall at Cherry Orchard Lane, on the southwest approaches to Salisbury.	LOOPHOLED WALL	Second World War	1939 to 1945
MWI40014	38879	MWI40014	BLD	Water Pumping Station, Devizes	Mid to late nineteenth century water pumping station, of one storey. Grey brick with round-headed windows. For full details of this building, please check the Listed Building description.	WATER PUMPING STATION	Mid C19 to Late C19	1834 to 1900
MWI40042	38909	MWI40042	BLD	Railway Station, South Western Road	Railway station by Sir William Tite for the Salisbury and Yeovil Railway Company, opened in 1859. Altered and extended in 1902 to the designs of J.W. Jacomb-Hood for the London South Western Railway Company. For full details of this building, please check the Listed Building description.	RAILWAY STATION	Mid C19	1859 to 1859
MWI63484	62970	MWI63484	MON	Post Medieval Water Meadows, South of Salisbury	Water meadows are visible on aerial photographs to the south of Salisbury.	WATER MEADOW	Post Medieval	1540 to 1900
MWI70609	22713	MWI70609	BLD	Cowslip Farm (Coldharbour Farm)	Partially extant 19th century farmstead.	FARMSTEAD	C19	1801 to 1900
MWI70812	22916	MWI70812	MON	Site of Outfarm, Northeast of Bemerton Farm	Demolished 19th century outfarm.	OUTFARM	C19	1801 to 1900
MWI70830	22934	MWI70830	BLD	64 Lower Road, Bemerton	Partially extant 19th century farmstead.	FARMSTEAD	C19	1801 to 1900
MWI70831	22935	MWI70831	MON	Site of Outfarm, Northwest of Cowslip Farm	Demolished 19th century outfarm.	OUTFARM	C19	1801 to 1900
MWI70839	22943	MWI70839	MON	Site of Fisherton Farm	Demolished 19th century farmstead.	FARMSTEAD	C19	1801 to 1900
MWI70840	22944	MWI70840	MON	Site of Yard, West-Northwest of Fisherton Farm	Demolished 19th century outfarm.	OUTFARM	C19	1801 to 1900
MWI70841	22945	MWI70841	MON	Site of Churchfields Farm	Demolished 19th century farmstead.	FARMSTEAD	C19	1801 to 1900
MWI70842	22946	MWI70842	MON	Site of Outfarm, South West of Churchfields Farm	Demolished 19th century outfarm.	OUTFARM	C19	1801 to 1900
MWI70843	22947	MWI70843	MON	Site of Outfarm, South West of Churchfields Farm	Demolished 19th century outfarm.	OUTFARM	C19	1801 to 1900
MWI70844	22948	MWI70844	MON	Site of Outfarm, South west of Churchfields Farm	Demolished 19th century outfarm.	OUTFARM	C19	1801 to 1900

PrefRef	MI_PRINX	MonUID	RecordType	Name	Description	MonType	Period	Dates
MWI70845	22949	MWI70845	MON	Site of Outfarm, South of Churchfields Farm	Demolished 19th century outfarm.	OUTFARM	C19	1801 to 1900
MWI70846	22950	MWI70846	MON	Site of Outfarm, North West of Churchfields Farm	Demolished 19th century outfarm.	OUTFARM	C19	1801 to 1900
MWI70847	22951	MWI70847	MON	Site of Outfarm, North West of Churchfields Farm	Demolished 19th century outfarm.	OUTFARM	C19	1801 to 1900
MWI70848	22952	MWI70848	MON	Site of Outfarm, South West of Churchfields Farm	Demolished 19th century outfarm.	OUTFARM	C19	1801 to 1900
MWI74976	67961	MWI74976	MON	Neolithic Pits, Highbury and Fisherton Manor School	An Early and a Middle Neolithic pit was discovered by an excavation.	PIT; PIT	Early Neolithic to Middle Neolithic	-4000 to -2701
MWI74977	67963	MWI74977	MON	Iron Age Burials, Highbury and Fisherton Manor School	Eleven burials of a Middle Iron Age date were discovered by an excavation. There were no finds associate with the burials.	BURIAL	Middle Iron Age	-400 to -101
MWI74978	67964	MWI74978	MON	Middle Iron Age Pit, Highbury and Fisherton Manor School	A pit of a Middle Iron Age date was discovered by an excavation. The pit had a bell shaped profile, typical of a grain storage pit. The pit contained four fills, one of which was a burial. The other fills contained pottery, flint and wheat grains	PIT	Middle Iron Age	-400 to -101
MWI74979	67965	MWI74979	MON	Early Iron Age Ditch, Highbury and Fisherton Manor School	A ditch of an Early Iron Age date was discovered by an excavation.	DITCH	Early Iron Age	-800 to -401
MWI74980	67967	MWI74980	MON	Iron Age Ditches, Highbury and Fisherton Manor School	Ditches of an Iron Age date were discovered by an excavation.	DITCH	Iron Age	-800 to 42
MWI74981	67968	MWI74981	MON	Roman Ditches, Highbury and Fisherton Manor School	Ditches of a Roman date were discovered by an excavation.	DITCH	Roman	43 to 409
MWI75982	71107	MWI75982	MON	18th/19th Century Quarry Pits, Llangarren, Wilton Road	Post medieval quarry pits identified during an evaluation.	PIT	Early C18 to Late C19	1701 to 1900
MWI76247	72610	MWI76247	BLD	First World War Reception Centre, Salisbury Station	Salisbury Station served as a receiving station during the First World War.	RECEPTION CENTRE	First World War	1914 to 1918
MWI76413	72036	MWI76413	MON	Medieval Pits, 191 Devizes Road	Three pits of a medieval date were found by an excavation.	PIT	Medieval	1066 to 1539
MWI76922	87307	MWI76922	MON	Site of County Gaol	Salisbury, or sometimes Fisherton Gaol. Located at the junction of Wilton and Devizes roads. In use 1822-1870. It replaced an older House of Correction. Exact location unknown but in Fisherton.	GAOL	Early C19 to Late C19	1818 to 1870
MWI76962	77518	MWI76962	MON	19th Century Walls, Old Manor Hospital	19th century walls relating to the Old Manor Hospital and its garden were found during an excavation.	WALL	Late C19	1867 to 1900
MWI77012	77687	MWI77012	MON	Undated Quarry Pit, Old Manor Hospital	19th century walls relating to the Old Manor Hospital and its garden were found during an excavation.	QUARRY	Unknown	Undated
MWI77013	77688	MWI77013	MON	Undated Pits, Old Manor Hospital	Pits, of an unknown date, were found during an evaluation.	PIT	Unknown	Undated
MWI77014	77692	MWI77014	MON	Post Medieval Brick Kiln, Old Manor Hospital	The walls of a brick kiln, of a post medieval date, was found during an evaluation.	BRICK KILN	Post Medieval	1540 to 1900
MWI78204	87308	MWI78204	MON	Salisbury Gas Works	Site of Salisbury Gas Works.	GAS WORKS	Early C19 to Mid 20th Century	1801 to 1966
MWI78307	82212	MWI78307	MON	Late Post Medieval/Modern Quarry Pit, 39 Devizes Road	A late post medieval or modern chalk extraction pit was found during an evaluation.	QUARRY	Early C19 to C21	1801 to 2100

PrefRef	MI_PRINX	MonUID	RecordType	Name	Description	MonType	Period	Dates
SU12NW562	49683	MWI10023	MON	Harnham Watermeadows	The Harnham Water Meadows are probably the best known meadow irrigation system in England, probably constructed around 1660.	WATER MEADOW	Mid C17	1634 to 1666
SU13SW002	423	MWI11078	FS	Palaeolithic Finds, Highfield Pits/Fisherton Waterworks	Various Palaeolithic implements found in this area. Various references to handaxes and unretouched flakes from brickearth/chalkpit found from 1880 onwards described as from Highfield or Fisherton Reservoir. See also SU13SW011.	FINDSPOT	Palaeolithic	-500000 to -10001
SU13SW004	426	MWI11080	FS	Palaeolithic Flint, Bemerton	Large number of Palaeolithic implements found through quarrying.	FINDSPOT	Palaeolithic	-500000 to -10001
SU13SW005	427	MWI11081	FS	Palaeolithic Handaxe, 40 Empire Road, Bemerton	Palaeolithic hand-axe.	FINDSPOT	Palaeolithic	-500000 to -10001
SU13SW006	428	MWI11082	FS	Palaeolithic Handaxe, Read's Pit, Cherry Orchard Lane	Palaeolithic hand-axe.	FINDSPOT	Palaeolithic	-500000 to -10001
SU13SW010	432	MWI11086	FS	Palaeolithic Handaxe, Garden of 32 New Zealand Avenue	Palaeolithic hand-axe.	FINDSPOT	Palaeolithic	-500000 to -10001
SU13SW011	433	MWI11087	FS	Palaeolithic Flint, Highfield, Salisbury	Various Palaeolithic implements.	FINDSPOT	Palaeolithic	-500000 to -10001
SU13SW051	441	MWI11094	FS	Mesolithic Flint, Highfield Pits, Fisherton	Two Mesolithic flint tools	FINDSPOT	Mesolithic	-10000 to -4001
SU13SW110	453	MWI11106	FS	Neolithic Flint, Highfield Pits	Neolithic flint implements.	FINDSPOT	Neolithic	-4000 to -2351
SU13SW152	459	MWI11112	FS	Bronze Age Sherds, Highfield	Two possible Bronze Age sherds found in excavation.	FINDSPOT	Bronze Age	-2350 to -701
SU13SW205	50716	MWI11123	MON	Iron Age Settlement, Highfield	Iron Age settlement which excavations in the 19th century show changed from an open settlement to an enclosed settlement by the end of the Iron Age.	ENCLOSED SETTLEMENT	Iron Age	-800 to 42
SU13SW308	50721	MWI11145	MON	Roman Road, Stratford Sub Castle	Roman road from Old Sarum to Dorchester built in the 1st century AD, through which various sections have been excavated.	ROAD	Roman	43 to 409
SU13SW309	50722	MWI11146	MON	Stratford Sub Castle Roman Settlement (Sorviodunum)	Roman settlement found during excavations in 1964, for the Roman road to Old Sarum. Another excavation was done by J Stratton in 1977.	TOWN	Roman	43 to 409
SU13SW314	493	MWI11151	FS	Roman Brooch, Australian Avenue	Roman brooch.	FINDSPOT	Roman	43 to 409
SU13SW315	494	MWI11152	MON	Roman Coins, Highfield	Roman finds found during the excavation of earlier settlement, which include a coin hoard.	SETTLEMENT	Roman	43 to 409
SU13SW323	500	MWI11160	FS	Roman Coin, Garden of Milton, Ashfield Road	A Roman coin.	FINDSPOT	Roman	43 to 409
SU13SW333	511	MWI11170	FS	Romano-British Brooch, Australian Avenue	A Romano-British brooch.	FINDSPOT	Roman	43 to 409
SU13SW468	533	MWI11198	FS	Probable 13th Century Arrowhead, Bemerton Heath	A probable 13th century arrowhead.	FINDSPOT	Medieval	1066 to 1539
SU13SW469	534	MWI11199	FS	Medieval Finds, Devizes Road Allotments	A medieval pot and a copper alloy seal	FINDSPOT	Medieval	1066 to 1539
SU13SW477	544	MWI11207	FS	15th Century Spur, Bemerton Recreation Ground	A medieval iron spur.	FINDSPOT	Medieval	1066 to 1539
SU13SW478	545	MWI11208	FS	Medieval Spearhead, 64 Windsor Street, Fisherton	Medieval spearhead.	FINDSPOT	Medieval	1066 to 1539

PrefRef	MI_PRINX	MonUID	RecordType	Name	Description	MonType	Period	Dates
SU13SW491	50763	MWI11221	MON	Bemerton	Settlement with medieval origins.	SETTLEMENT	Medieval	1066 to 1539
SU13SW509	582	MWI11247	FS	16th Century Coin, 11 Russell Road	A 16th century Spanish coin.	FINDSPOT	Medieval	1066 to 1539
SU13SW525	50765	MWI11260	MON	Post Medieval Water Meadow, West of Old Sarum	Post Medieval water meadows.	WATER MEADOW	Post Medieval	1540 to 1900
SU13SW528	599	MWI11263	FS	Post Medieval Rumbler Bell, Fisherton Anger Allotments	A post medieval rumbler bell.	FINDSPOT	Unknown	Undated
SU13SWU13	83387	MWI11366	FS	Palaeolithic Mammal, Sanger's or Baker Pit	Palaeolithic mammal remains.	FINDSPOT	Palaeolithic	-500000 to -10001
SU13SWU18	77760	MWI11371	FS	Possible Palaeolithic Occupation Site, North of Wilton Road, Fisherton	Palaeolithic site yielding mammal remains in the 19th century.	FINDSPOT	Palaeolithic	-500000 to -10001

9.5 EVENTS

EvUID	MI_PRINX	RecordType	Name	Description	DispDate
EWI395	4444	EVT	Archaeological Watching Brief on the Pitch & Putt Site, Wilton Road		2002
EWI545	4730	EVS	Field Walking Survey for the A36 Salisbury Bypass	Field walking survey as part of the additional survey on the A36 Salisbury Bypass.	1992
EWI2054	1201	EVT	HIGHFIELD	None	1866
EWI2055	1202	EVT	HIGHFIELD	None	1868-1869
EWI3251	4293	EVT	Watching Brief at Fisherton Manor Middle School, Salisbury	The watching brief revealed that the land had been raised with redeposited topsoil, containing modern brick and tile, probably as part of the terracing for the construction of the school. The underlying river gravels were not observed in any of the trenches. Although no archaeological features or deposits were observed during the watching brief, it is possible that archaeological deposits may be preserved below the made ground in this area.	1998
EWI4121	2679	Man	Southern Rivers Palaeolithic Project p106	None	1992
EWI5028	4658	EVP	Evaluation at 21A Highfield Road, Salisbury	A V-shaped ditch, part of the Middle Iron Age enclosure, was located in the trial trench. Large quantities of domestic refuse were found in the upper fills. The ditch had been recut on a slightly different alignment, with steep sides and a flat base. This could have occurred during the Romano-British period. A small number of contemporary features were also identified within the enclosure, probably as a result of settlement in the area.	2000
EWI5574	65	EVP	Evaluation on the Proposed Brunel Road Link, Salisbury	Evidence of Late Bronze Age occupation of the site was recorded. This took the form of a large ditch, interpreted as a boundary ditch, and a pit.	1996
EWI5814	4827	EXT	Desk Based Assessment on Land at Old Manor Hospital, Wilton Road, Salisbury	There is evidence for human activity in or near the study area from the Palaeolithic through to the Modern periods. The documentary and cartographic sources indicate considerable activity from the 17th century onwards, and the nature of that activity has probably militated against the survival of earlier deposits.	2000
EWI5857	4848	EVP	Site Investigation at 20a Devizes Road		2001
EWI5904	4872	EVS	Geophysical Survey on the Harnham Relief Road, Phase II	A number of faint linear features were located that may be associated with either archaeological or agricultural activity.	2002

EvUID	MI_PRINX	RecordType	Name	Description	DispDate
EWI5909	4875	EVT	Harnham Relief Road and Brunel Link, and Park and Ride, Salisbury	Later prehistoric remains, including a round barrow, square enclosure and field boundaries, as well as isolated post holes and pits, were recorded along the route. Evidence of a post medieval field holloway and a quarry pit were also recorded. In total, 44 handaxes were recovered. A burnt mound was recorded alongside a palaeochannel, and the ploughed out remains of a round barrow comprising a ring ditch and central cremation.	2002-2003
EWI6843	5322	EVT	Archaeological Evaluation at Highbury School, Salisbury	An archaeological evaluation was undertaken by Cotswold Archaeology in September 2010 at Highbury School, Salisbury, Wiltshire. Six trenches were excavated. The evaluation recovered a mineralised, unidentified, animal bone from a brickearth deposit in the south of the site. Molluscs and fragments of charcoal were also present within the brickearth deposit. Within the middle part of the site brickearth deposits were identified sealed by coombe rock, a soliflucted mixture of probable river terrace gravel and chalk. In the north of the site two ditches dating to the Roman period are probably a part of an enclosure partially excavated in the 1860s.	2010
EWI6845	5324	EVT	Archaeological Evaluation at the Former Pembroke School, Salisbury	An archaeological evaluation was undertaken by Cotswold Archaeology in August and September 2010 at the former Pembroke School, Salisbury, Wiltshire. Seven trenches were excavated. No archaeological features were present. Colluvial deposits, up to 1.7m in depth, were recorded in the central area of the site. In the southwest of the site, modern demolition rubble to 1.2m in depth concealed any potential archaeology.	2010
EWI6945	5417	EVP	Archaeological Desk Based Assessment of Land at Bemerton School	There are no archaeological findspots or remains recorded within the site, and the potential for previously unrecorded remains appears to be low. Within the study area there are a number of findspots of Palaeolithic material and there is some low potential for similar material on the site in the gravel deposits. In the 20th century the site has been used as a nursery with large greenhouses on the northern part of the site. The site has also been landscaped when the playing fields of the school were laid out.	2009
EWI7071	5533	EVP	Desk-based Assessment at the Former Highbury and Fisherton Manor Schools, Highbury Avenue	The site is known to contain archaeological remains from the Iron Age/Romano-British period and have a high potential for Palaeolithic remains which could be of national significance. An archaeological mitigation strategy has been suggested in advance of development to best accommodate the site conditions, the areas of potential at the site, the expected impacts, and the nature of the archaeological remains.	2011
EWI7134	5589	EVT	Evaluation at the Former Highbury and Fisherton Manor Schools Site, Highbury Avenue	Five test pits were excavated to establish the extent of surviving Pleistocene brickearth indicated from earlier geotechnical surveys and archaeological evaluation of the site. The test pits show that though heavily impacted upon by post medieval quarry pitting of probably 19th century date, the natural brickearth deposits survive at a relatively shallow depth. The current fieldwork has also recorded a very small finds assemblage which, except for one artefact, is exclusively of post medieval date.	2011
EWI7135	7212	EVT	Evaluation at Llangarren, Wilton Road	No archaeological deposits or features of note pre-dating the medieval period were found. A small assemblage of residual finds were recovered from quarry pit backfill dumps in the north of the site, which included undiagnostic worked flint knapping waste of probable earlier prehistoric date. Brickearth was recorded in the south of the site, but has been heavily impacted upon from regularly laid out sub-rectangular, post medieval quarry pits cC18-19.	2011
EWI7136	5591	EVP	Desk Based Assessment for Land at Windsor Road	No archaeological finds or features are recorded within the site. The largest built structure within the site was constructed in the 1880s or 1890s, probably as a workshop or some similar usage.	2008
EWI7231	5675	EVS	Field Survey on Fields at Cowslip Farm	A surface field survey was carried out in fields belonging to Cowslip Farm. This resulted in finds of pottery and ceramic building material from the Roman and medieval periods.	2008
EWI7254	5690	EVS	Geophysical Survey at Cowslip Farm, Stratford sub Castle	Although the results suggest the presence of a Roman road and adjacent Roman settlement (linears, pits and enclosures), the field surface contains a significant number of late medieval and early post medieval pottery sherds and tile. It should be considered that the Roman route has also been utilised within these periods and that some anomalies may be much later.	2009
EWI7382	5795	EVT	Quaternary Geology Test Pit at Former Highbury and Fisherton Manor Schools, Salisbury	The test pit examined a 4.4 metre thickness of brickearth deposits overlying gravel. The upper brickearth levels had been redeposited, but the lower levels were largely in situ and seemed to lie in an area of floodplain perhaps in a marshland environment and subject to inundation. No archaeological deposits or artefacts were recovered. Two Optically Stimulated Luminescence dates from the lower levels returned dates of 47,000 ± 8,000 years before present and 56,000 ± 9,000 years before present.	2013

EvUID	MI_PRINX	RecordType	Name	Description	DispDate
EWI7555	5942	EVT	Evaluation at 191 Devizes Road, Salisbury	During the course of the archaeological evaluation, three pits of Middle Iron Age date were identified in Trench 1, which are likely to be part of the 'Highfield Pits'. Only one of the features was sampled and excavated, whilst Victorian backfill material was also noted in the upper fills of one other, likely the result of the previous excavations. No evidence of a previously found large enclosure ditch were noted in the test pit, most likely due to heavy truncation during the construction of the present dwelling. However, the presence of the features confirms that there is a high potential for further archaeological remains on the site.	2014
EWI7876	6219	EVS	Metric Survey at St. Johns Church, Bemerton	The survey was commissioned by Bemerton Community as part of proposals for change of use into a community centre. Primarily, the metric survey data was to be used to inform the design process for proposed alterations to the Listed Building and for visualisation purposes for the community. In order to produce a multi-purpose dataset suitable for a range of uses, Terrestrial Laser Scanning (TLS) was used to capture a high resolution, colour, 3D record of the church as it currently stands. This dataset was then intended to be available for reuse to assist with any additional constraints that might have been imposed such as historic building recording.	2011
EWI7877	6220	EVS	Ground Penetrating Radar Survey at St. Johns Church, Bemerton	A ground-penetrating radar survey was conducted within the cemetery grounds immediately to the north, south and west of the church of St. John and in the area to the north of the lychgate. Additional survey lines were conducted along the cemetery paths and along potential service routes across the cemetery. The survey comprised five main survey areas and profiles located within the cemetery; the first covering the path and open ground immediately north of the lychgate, the second covering the path to the south of the church, the third in the open ground to the west of the church entrance, the fourth covering the area immediately west of the church and the fifth to the rear of the church. The datasets demonstrate the presence or potential presence of several unmarked graves in the area surrounding the church, particularly in the area to the west of the church. In total, 69 probable and possible graves were identified, along with seven possible unmarked graves to the north of the church. Further anomalies consistent with modern services and potential elements of the church foundations were identified around the churchyard. The orientation of existing graves were used alongside the data to help verify the results where possible. The area to the north of the lychgate was of particular note as many marked graves were covered in the survey. Any linear patterns in grave arrangement were also noted and taken into account when identifying anomalies in the datasets. Potential burials were marked by low trends in data values and appeared to form east-west orientated rectilinear anomalies that aligned with existing graves. Several other anomalies in the datasets appeared to mark the locations of past paths, services, sub-surface structures and, in one area, a potential void.	2011
EWI7882	6224	EVT	Watching Brief During Upper Avon Restoration Works, Amesbury and Stratford sub-Castle	Observations recorded in-situ structures of probably 18th century date associated with the creation and management of water meadows, together with unstratified artefacts of late prehistoric and Roman date. Though limited in extent and not independently dated, the results are a significant addition to the small amount of archaeological data on water meadow construction and suggest that similar remains survive elsewhere.	2013
EWI7913	6249	EVP	Heritage statement for 46 Wilton Road, Salisbury	The assessment established that there is an archaeological interest within the site. This particularly relates to the potential presence for Palaeolithic artefact-bearing brickearth deposits, which have been identified in the vicinity of the site. The potential for features on site associated with a known Iron Age and Romano-British settlement was also identified. It was suggested that any archaeological features or deposits on site were likely to survive relatively well.	2015
EWI7986	6309	EVP	Desk Based Assessment at Old Manor Hospital, Fisherton, Salisbury, Wiltshire	Significant evidence for Palaeolithic activity was recorded for the area and the wider landscape. Evidence of later prehistoric activities, including an Iron Age settlement, was also recorded. Little evidence relating to Roman and medieval Fisherton was noted but in the post medieval era there was extensive quarrying and brick manufacture in the study area. The site in question was occupied by the Old Manor Hospital from the mid 19th century onwards. A sympathetic restoration of the old hospital and its buildings was felt to be one option to enhance the heritage assets.	2015
EWI7987	6310	EVP	Desk Based Assessment at Avon House, Old Manor Hospital, Wilton Road, Salisbury	A desk based assessment and photographic survey were conducted on Avon House and the attached structures, which once formed part of the Old Manor Hospital. This work recorded the evolution of the hospital and buildings, and the materials used in their construction. The report also noted that many of the rooms were in a poor state of repair.	2015

EvUID	MI_PRINX	RecordType	Name	Description	DispDate
EWI8398	7414	EVS	Historic Building Recording at Quaker Meeting House, Salisbury	A historic building survey was conducted on the Quaker Meeting House. This found that the meeting house is a picturesque structure probably built in the 1830s and enlarged in the 1850s. For much of its life the building was a villa but was absorbed into the adjacent hospital in the 1920s and has been owned by Friends since 2003 and converted for Quaker use. The building is listed Grade II and has high overall heritage significance. The building has been the subject of a very thorough refurbishment and much of the fabric has been renewed but there is still evidence of past functions and the building is of medium evidential value. The development history of the building has not been fully elucidated, despite a heritage study, but is clearly of considerable interest. It may have been built as a lodge, then enlarged into a villa. For at least some of its life, the building was associated with the Fisherton Asylum, a pioneering mental institution. The treatment of the main front of the building has obvious links to the cottages ornées popular in the first decades of the nineteenth century. The building has been used as a Quaker meeting house since 2010, with additional use by local community groups. From the 1920s it was part of the adjacent hospital.	2016
EWI8420	6662	EVT	Excavation at the former Highbury and Fisherton Manor Schools, Highbury Avenue, Salisbury, Wiltshire.	Despite extensive truncation of the site by foundations and terracing, a wide span of periods was represented. Earlier prehistoric activity was represented by single examples of early Neolithic and Middle Neolithic pits. The earlier Neolithic pit was radiocarbon dated to 3775-3648 cal BC. This was followed by an Iron Age enclosure and occupation along with eleven inhumation burials certainly or probably of Middle Iron Age date. Four burials were radiocarbon dated to between 376-152 cal BC. Further occupation continued in Late Iron Age and early Roman periods with an enclosure ditch radiocarbon dated to cal 112BC-AD72. There followed a hiatus until some late Roman activity was recorded.	2013
EWI8430	6675	EVT	Watching Brief at Pembroke Park Academy, Devizes Road, Salisbury, Wiltshire	No archaeological features or deposits were observed during groundworks, and no artefactual material pre-dating the modern period was observed. The watching brief identified that substantial amounts of made ground were present likely to be associated with the original construction of the school and existing playground areas.	2014
EWI8464	6711	EVT	Evaluation at 46 Wilton Road, Salisbury	The evaluation comprised of the machine excavation of one 8m by 2m trial trench and one 2m by 2m test pit. No archaeological features or deposits of note were recorded that pre-date the post-medieval period. A small assemblage of residual finds was recorded from the backfill in the quarry pits.	2015
EWI8502	6741	EVP	Desk Based Assessment at Queen Alexandra Road, Salisbury	The Site is located behind 45 Queen Alexanra Road and the general area has seen little to no activity in most periods. There is a moderate possibility of the discovery of some Palaeolithic material due to the Site's location on terrace gravels of the River Avon and close proximity to Palaeolithic deposits to the east.	2005
EWI8673	188	EVP	An etymological analysis of the name of the River Nadder	The River Nadder is situated in south west Wiltshire, rising on the Dorset border and joining the Avon near Salisbury Cathedral. Research exploring the source of the name of the River Nadder suggests the name is composed of two 6th century late British forms: the first part 'Noodr/Nodre/Noddre' for a Celtic goddess; the second 're-' meaning swift; together possibly meaning 'Swift Protection, She Who Moves and Guards'.	2016
EWI8813	7001	EVP	Desk Based Assessment for South Wiltshire UTC	The assessment established that there is an archaeological interest within the site. This is defined as the potential for the presence of buried archaeological remains, in particular relating to the nationally important Pleistocene strata thought to underlie the site. The occurrence of Pleistocene faunal remains and Palaeolithic artefacts within the river terrace or 'brickearth' deposits at Fisherton has been known since at least the first half of the 19th century when they were encountered during quarrying. There is also a relatively high potential that archaeological features may be encountered which relate to the development of the mid-19th century private residences which preceded the Police headquarters. In addition, the close proximity of an enclosed Iron Age settlement suggests that there is a moderate to high potential for evidence of related activity to be present. A parish boundary, which may be preserved as an in-filled ditch, is known to have run through the site, and there is also limited evidence suggesting a background level of activity relating to other periods. Though various potential sources of disturbance may have impacted upon archaeological remains from later periods, it is considered likely that the Pleistocene river terrace deposits may be extensive throughout the Site. However, the presence, location and significance of any buried heritage assets within the site cannot be confirmed on the basis of the available information. As such, it is likely that additional archaeological investigations may be required by the planning archaeologist for Wiltshire Council. These may include conventional intrusive archaeological evaluation techniques, though a dedicated scheme of investigation may be required to assess the potential of the significant Pleistocene sedimentary sequences. The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.	2013

EvUID	MI_PRINX	RecordType	Name	Description	DispDate
EWI9456	8028	EVT	Evaluation on Land at the Old Manor House	An archaeological evaluation by trial trenching was undertaken on the site of the laundry of the former Old Manor Hospital, off Wilton Road. The evaluation was preceded by a heritage audit and an archaeological desk-based assessment in respect of the entire development. Phase 3 of the development was preceded by a heritage impact assessment, followed by an evaluation by trial trenching and a further stage of work to excavate and record an 18th century brick kiln discovered during the evaluation. The site lies in an area of archaeological interest, with Palaeolithic activity recorded to the northwest of the site. There is evidence of later prehistoric activity as well, with a significant Iron Age and Roman settlement recorded nearby. For the medieval period, the site falls within the medieval village of Fisherton, outside medieval Salisbury. In the post medieval period brewing and malting, as well as brickmaking and quarrying, took place within the village. By the early 19th century, the Old Manor Hospital mental asylum had been constructed on the site of a previous manor house. Six evaluation trenches measuring 14–25m by 1.8m were excavated. Trenches 2, 5 and 6 contained brick walls, with the walls in Trench 2 probably relating to a courtyard dividing wall and outbuilding, and the wall in Trenches 5 and 6 to a garden wall. They are all almost certainly associated with Old Manor Hospital. Evidence for levelling the ground and demolition of previous buildings was present across the site.	2019
EWI9501	8091	EVT	Evaluation on Land at the Old Manor Hospital, Phase 3	An archaeological evaluation by trial trenching was undertaken on the site of the former Old Manor Hospital to support a planning application for Phase 3 of an ongoing residential development. The evaluation was preceded by a heritage audit and an archaeological desk-based assessment in respect of the entire development. Phase 3 of the development was preceded by a heritage impact assessment. The evaluation phase of the fieldwork identified evidence of quarrying of brickearth, presumed to date to the post medieval period when the manufacturing of brick became a significant industry in the area, though little evidence has survived. Undisturbed brickearth was also recorded in all of the trenches, demonstrating the potential for further early prehistoric evidence from the area. A number of undated pits possibly related to the former garden of the asylum were present across site. In Trench 5 part of a structure was recorded, and interpreted as a probable brick kiln, provisionally of 18th century date. A further stage of fieldwork was undertaken in order to excavate and record the kiln. The kiln was a substantial, twin flue updraught kiln likely to have been used in the manufacture of bricks and possibly tiles. Cartographic evidence suggests that the kiln was extant in 1773 and had been demolished by 1844. The kiln may have been of a Suffolk type or a previously unknown regional variant, which would make it a significant regional outlier.	2019
EWI9655	8339	EVS	Geophysical Survey for Salisbury River Corridor Improvements, Ashley Road	A detailed gradiometer and electromagnetic (EM) survey was conducted over two areas immediately south of the River Avon, near Ashley Road. This was done in support of river corridor improvements and flood mitigation management within the proposed fields. The site comprised grass fields located to the north of Ashley Road, covering an area of 3.6 ha. The detailed gradiometer survey and electromagnetic (EM) survey demonstrated the absence of anomalies of archaeological interest. The geophysical survey did not identify any specific anomalies that could be identified as being archaeological in origin. However, both areas were dominated by a strong magnetic background, most likely resulting from the landscaping or levelling of the area. It was possible that this may have obscured any deeply buried features, but it may also have resulted in their destruction. A probable former river channel was identified within the north-western corner of Area A. The strongly magnetic nature of this suggested that this may have been backfilled, although the EM data suggests that this may have been limited to the upper part of the feature. The gradiometer data also identified evidence for drainage of the area, predominantly located in the south-eastern corner of Area A. Within this part of the EM data, amorphous areas of higher conductivity were also located, suggesting that they may be wetter and associated with deeper alluvial deposits. In addition, the geophysical survey also identified modern services and areas of increased magnetic response that are thought to have related to the landscaping of the site.	2020
EWI9806	8514	EVT	Evaluation of land at Roman Road/Pembroke Road	An evaluation was carried out that consisted of two trenches. The natural chalk was observed in both trenches, situated between 600mm and 1m below the modern surface. It was overlaid by a thin spread of River Terrace gravel, which was in turn overlain by ploughsoil and modern topsoil. No trace of road metalling or side ditches were observed, and it was concluded that the Roman road did not pass through the site. Finds of interest included a late prehistoric flint scraper, fragments of a German lava quernstone, and a Napoleon III coin. Several modern features were found. One contained the foundations of what was probably a Surface Water Supply tank from the Second World War, and series of ground anchors made of reinforced concrete may have been of the same period.	2021

EvUID	MI_PRINX	RecordType	Name	Description	DispDate
EWI10001	8997	EVT	Evaluation at Salisbury River Park Phase 1	The evaluation successfully characterised the Quaternary geological deposits across the Site and within the evaluation areas. These deposits consist of Pleistocene terrace deposits of the River Avon (Terrace 4), overlain by Holocene alluvial and colluvial deposits, a buried modern soil and made ground. The deposits have been correlated with those recorded in GI monitoring (WA 2021a), and an updated deposit model for the site has been produced. Boreholes demonstrated that a geophysical anomaly interpreted as a possible palaeochannel (WA 2020) likely reflects an area of thin alluvial cover, over underlying coarse sands and gravels. Boreholes targeted on peats and organic alluvial sediments demonstrated that, in most cases, these sediments likely reflect organic material in the base of the made ground. In one instance (WABH06) a peat at the base of a Holocene alluvial sequence was identified and sampled. The evaluation has demonstrated that units likely to be impacted on by the scheme comprise made ground, and Holocene colluvial and alluvial sediments. The evaluation demonstrated that the colluvial and alluvial sediments in the specific evaluation areas have low archaeological potential. No further archaeological investigations in the areas evaluated is therefore likely to be required. Similarly, the geoarchaeological potential of these specific colluvial and alluvial units has been shown to be generally low. However, localised occurrences of peat (WABH06) with palaeoenvironmental and dating potential were identified. These could contain evidence which would advance understanding of Holocene environmental and landscape change in this area of the River Avon and the wider landscape of Salisbury Plain. Assessment and dating of these samples are recommended.	2021
EWI10145	9362	EVT	Evaluation at 39 Devizes Road, Salisbury	In May 2022 trial trenching was carried out by AC archaeology Ltd at 39 Devizes Road, Salisbury, Wiltshire. The aim of the trenching was to determine whether archaeological deposits survive within the areas investigated. The work was undertaken in accordance with a condition attached to a planning consent for the construction of five new dwellings, with access and parking facilities. The trial trenching comprised the machine excavation of two trenches. A single feature of archaeological interest was recorded in one of the trenches. This consisted of a pit-like anomaly believed to be related to quarrying activity. A sequence of made ground and modern disturbance was noted in both of the trenches.	2022
EWI10240	9728	EVT	Watching Brief at Old Manor Hospital, Salisbury	AHH commissioned Allen Archaeology Limited to undertake a programme of archaeological monitoring and recording during groundworks, as a condition of planning consent for the redevelopment of Finch House, Old Manor Road, Salisbury, Wiltshire. The watching brief comprised the monitoring of the excavation of geotechnical pits, a boundary wall foundation trench, drainage pits and trenches and ground reduction works. No archaeologically significant features or deposits were encountered.	2022-23
EWI10874	11319	EVT	Watching Brief at Salisbury River Park: Central, Central Car Park and Ashley Road	Wessex Archaeology was commissioned to undertake an archaeological and geoarchaeological watching brief on land at the Central Car Park and Ashley Road Open Space, Salisbury. The monitoring comprised the assessment of stockpiled material of sands and gravels from all areas of the site which were potentially related to the River Terrace Deposits of the Avon. The material was sieved for artefacts and ecofacts and assessed for potential for paleoenvironmental sampling. No artefacts from the Pleistocene deposits were recovered although some undiagnostic struck flint was recovered from the topsoil. No material of palaeoenvironmental potential was identified or recovered for assessment. A revised deposit model was produced introducing thickness plots to enhance understanding of the depositional environment and extent of deposits of high potential.	2022-24

9.6 HISTORIC LANDSCAPE CHARACTERISATION (HLC)

HLCUID	MI_PRINX	Name	FullTypeCo	BroadTypeC	HLCTypeCod	Confidence	HLCTypeDes	YearFrom	YearTo	Summary
HWI6838	10951	Salisbury to Upper Woodford water meadows	FEL-WTMD	FEL	WTMD	Certain	Water meadows	1540	2012	This land is part of an extensive system of water meadows that run north from Salisbury to Upper Woodford. The modern and historic maps show this character and little has changed. Aerial photographs show the water management features.
HWI6844	10958		FEL-AMAL	FEL	AMAL	Certain	Amalgamated fields	2012	2012	These fields are modern and have been created by combining the irregular, piecemeal enclosures shown here on the 1 ed 6" OS map. These former fields remain legible, and prior to that the 1 ed 1" OS map shows grassy meadows which would fit this location.

HLCUID	MI_PRINX	Name	FullTypeCo	BroadTypeC	HLTypeCod	Confidence	HLTypeDes	YearFrom	YearTo	Summary
HWI6871	10988	Quidhampton water meadows	FEL-WTMD	FEL	WTMD	Certain	Water meadows	1540	2012	This land is part of an extensive system of water meadows that exist in the Quidhampton area. The modern and historic maps show this character and little has changed. Aerial photographs show the well preserved water management features in this area.
HWI6873	10990	Bull Plot Withybed	WVF-OSRB	WVF	OSRB	Certain	Osier bed	1540	2012	This area of woodland is associated with the river and water meadows here. Its name and location suggests a willow bed, and this feature is marked on both the modern and historic maps. It is probably of later post medieval date and existed by the C19.
HWI7994	12233		USE-TDHO	USE	TDHO	Certain	Terraced housing	1961	2012	These terraces of houses are of mid C20 date. They first show on the 5 ed OS map and were built on land that was formerly planned fields created in an area of open land. This former character shows on the historic maps but is not legible now.
HWI7995	12234		USE-SDHO	USE	SDHO	Certain	Semi detached housing	1961	2012	These bungalows and semis are of mid C20 origin. They have been created on land that was allotments in the recent past, and prior to that an area of open land - as shown on the earlier historic maps. However, this prior character is not legible now.
HWI7996	12235		USE-SOHO	USE	SOHO	Certain	Planned estate (social housing)	2012	2012	This planned estate is modern. It has been created on land that was allotments in the recent past, and prior to that an area of open land - as shown on the earlier historic maps. However, this prior character is not legible now so has been inferred.
HWI7997	12236		USE-SDHO	USE	SDHO	Certain	Semi detached housing	1961	2012	These semi detached houses are of mid C20 origin. They have been created in an area that was formerly post medieval planned fields, which themselves were created from an open area. However, the prior character is not legible now so has been inferred.
HWI7998	12237		USE-SDHO	USE	SDHO	Certain	Semi detached housing	1910	2012	These semi detached houses are of early/mid C20 origin. They have been created in an area that was formerly allotments, which themselves were created on open land. However, the evolution of character is not legible here so has been inferred.
HWI8001	12243		OHR-ALLT	OHR	ALLT	Certain	Allotments	1910	2012	These allotments have early C20 origins and first show on the 3 ed OS map. Prior to their creation, the land appears to have been largely open and lay outside the land subject to Parliamentary Enclosure Act. However, this prior character is not legible.
HWI8006	12248	Salisbury Golf Course and Driving Range	REC-GFCS	REC	GFCS	Certain	Golf course	2012	2012	This golf course outside Salisbury is modern. It has been created in an area that was once adhoc post medieval fields associated with Bemerton Farm. The golf course sits within these former enclosures, which ensures the prior character is legible.
HWI8007	12249	Sports Ground and Cricket Ground	REC-SPRT	REC	SPRT	Certain	Sports pitch	2012	2012	These sports pitches are modern. They have been created in an area that was once adhoc post medieval fields associated with Bemerton Farm. These pitches sit within these former enclosures, which ensures the prior character is legible.
HWI8008	12250		USE-SDHO	USE	SDHO	Certain	Semi detached housing	2012	2012	These semi detached houses are modern. They have been built on land next to the railway line that seems to have been rough ground in the later post medieval period. This former character shows on the historic maps but is not legible in modernity.
HWI8009	12251		WDL-SECW	WDL	SECW	Certain	Secondary woodland	2012	2012	This woodland is modern. It has grown up in an area that was allotments in the C20, which themselves were created on formerly open land. The prior character shows on the historic OS maps but is not legible now, due to the tree cover.
HWI8010	12253		FEL-RORG	FEL	RORG	Certain	Re-organised fields	1961	2012	These fields are of C20 origin, and first show on the 5 ed OS map. They have been created in an area that seems to have largely been open land surrounding Cowslip Farm. This former character is not legible now due to the conversion to agricultural use.
HWI8011	12254	Pembroke Park Primary School	CVC-SCHL	CVC	SCHL	Certain	School/college	1961	2012	This school has a mid C20 origin, and first show on the 5 ed OS map. They have been created in an area that seems to have largely been open land surrounding Cowslip Farm. This former character is not legible now due to the nature of development.
HWI8012	12255		CVC-CEMG	CVC	CEMG	Certain	Municipal cemeteries and graveyards	1540	2012	This cemetery has post medieval origins and shows on all of the historic OS maps. Whilst it has expanded over time, the fundamental character has altered little. There is no evidence for land use prior to the cemetery.

HLCUID	MI_PRINX	Name	FullTypeCo	BroadTypeC	HLTypeCod	Confidence	HLTypeDes	YearFrom	YearTo	Summary
HWI8032	12277	Five Rivers Leisure Centre	REC-LSCF	REC	LSCF	Certain	Leisure or cultural facilities	2012	2012	This sports centre is a modern use of the land here. Prior to its construction, this land was part of the extensive water meadow system utilising the River Avon. This character shows on the historic maps but is not legible now due to the development.
HWI8036	12281	Fisherton Anger Within	USE-HSCO	USE	HSCO	Certain	Historic urban core	1540	2012	This area represents the historic core of Fisherton Anger Within (marked as Salisbury now). Despite alterations, much of the historic character and layout shown on the C19 maps survives. Primarily terraces of houses and shops and now part of Salisbury.
HWI8037	12282	Recreation Ground	REC-PYFD	REC	PYFD	Certain	Playing fields	1961	2012	This land is primarily in use as a green recreation space, although there are some allotments here too. This character has mid C20 origins and previously the land here was part of the extensive post medieval water meadow system utilising the Avon.
HWI8058	12305	Harnham water meadows	FEL-WTMD	FEL	WTMD	Certain	Water meadows	1540	2012	These water meadows to the south of Salisbury are extensive and carefully engineered. They are of post medieval origin and show on both the modern and historic OS mapping. Their character has not changed over time and they are great examples of the type.
HWI8059	12306		WDL-SECW	WDL	SECW	Certain	Secondary woodland	2012	2012	The current character if this area is rough grass and woodland. Previously, this land was piecemeal enclosures of probable post medieval date which lay at the periphery of the Harnham water meadows. However, this character is not legible now.
HWI8060	12308	Churchfields Industrial Estate	IND-INDE	IND	INDE	Certain	Industrial estate	2012	2012	This industrial estate and business park is modern. It has been created on land that was formerly piecemeal fields associated with Churchfields Farm. These fields were probably of post medieval origin, but are not legible in modernity due to development.
HWI8061	12309	Salisbury Station	COM-RLSN	COM	RLSN	Certain	Railway station	1540	2012	This area is dominated by the railway station, train sheds, and goods yards. It shows on all of the historic mapping so was well established by the C19. The character of this area prior to the coming of the railway cannot be established from the sources.
HWI8062	12310	Bemerton	USE-HSCO	USE	HSCO	Certain	Historic urban core	1540	2012	This area represents the historic core of Bemerton (marked as Salisbury now). Despite alterations, much of the historic character and layout shown on the C19 maps survives. Primarily terraces of houses and now part of the wider town of Salisbury.
HWI8063	12311	Fisherton Anger Without	USE-HSCO	USE	HSCO	Certain	Historic urban core	1540	2012	This area represents the historic core of Fisherton Anger Without (marked as Salisbury now). Despite alterations, much of the historic character and layout shown on the C19 maps survives. Primarily terraces of houses now.
HWI8064	12312	Fisherton Anger Without	USE-HSCO	USE	HSCO	Certain	Historic urban core	1540	2012	This area represents the historic core of Fisherton Anger Without (marked as Salisbury now). Despite alterations, much of the historic character and layout shown on the C19 maps survives. Primarily terraces of houses now.
HWI8065	12313	Formerly Bemerton Lodge	USE-TDHO	USE	TDHO	Certain	Terraced housing	2012	2012	These terraced houses are mainly modern in date. They have been created on the former cricket ground, which itself was placed on the site of Bemerton Lodge; a post medieval house and park. This character shows on historic maps but is not legible now.
HWI8066	12314	Hospital	CVC-MEDF	CVC	MEDF	Certain	Medical facility	1540	2012	This area is dominated by a hospital which was originally an asylum/mental institution. It has late C19/early C20 origins and shows in some form on all of the historic mapping. Whilst there has been expansion, elements of historic character survive.

9.7 EXTENSIVE URBAN SURVEY (EUS)

PrefRef	MI_PRINX	DesigUID	RecordType	Name	Description	Period	Type
COM3	16558	DWI17563	EUS	Salisbury - Fisherton Anger	The settlement at Fisherton is recorded in the Domesday Book when it was known to be have been held by the Earl of Chester. The settlement appears to have extended from the mill northwards along what is now Mill Road with the church of St Clement's located to the west of the road. The settlement was certainly in existence by 11th century, but its full extent is not known. It may have extended as far as the Winchester road to Wilton, as is indicated in the area of potential. The archaeological evidence suggests this area may have shrunk during the 14th century as the suburb along Fisherton Street grew. Excavations between 68 and 72 Mill Street suggest that there was little occupation in this area away from the main road in the 14th - 15th centuries (Foundations Archaeology 1999a). The second bridge crossing at Crane Bridge may have brought traffic more directly to the mill area and associated settlement, thus also concentrating settlement at the southern end of Mill Road.	Medieval	Settlement Area
COM6	16561	DWI17566	EUS	Salisbury - Roads	The new city of Salisbury was built on Myrfield or St Mary's Field, apparently one of the common fields on the Bishop's land in the manor of Milford (Chandler 1983). As a common field it would have had divisions and boundaries which are likely to have had an effect on the layout of the new city. One of these Chandler (1983) suggests was the northern boundary of Myrfield, defined by Milford Street and New Canal, formerly known as Winchester Street (RCHME 1980), which is likely to have been the road from Winchester to Wilton, passing Clarendon Palace and crossing the River Avon at Fisherton Bridge. This view was proposed by Rogers (1969), who notes that the Town Ditch, along New Canal and Milford Street, lies on the approximate division between the gravel to the north and the alluvium to the south, and thus could have already been in existence forming the boundary between the common field and common marsh. This could possibly explain why the route does not run directly towards Fisherton Bridge as the ditch is likely to follow the contours at this location. However, the route may have been dictated by settlement around the town mill. The undulating nature and greater width of New Canal and Milford Street also indicate that this road is most likely to predate the planned city, in which the streets were laid out as a grid. The archaeological evidence supports the view that much of the new city was damp and difficult to develop as many of the excavations record the earliest levels as comprising an alluvial layer, while in other cases material was dumped on a site prior to development, for example on the Winchester Street frontage.	Medieval	Streets
Growth to 1945	16735	DWI17722	EUS	Salisbury - Post Medieval to Modern General Expansion	Archaeological evidence has shown that in the post-Medieval period rebuilding and refurbishment often took place, for example at Gigant Street, with new buildings being built, particularly in the backland areas. Further encroachment also took place on the Market Place, reaching its peak in the 17th and 18th centuries (Chandler 1983). The city ditch had already begun to be infilled by the 15th century and this continued into the 16th and in the 18th centuries. It is likely that the infilling was continuous from the 15th century onwards and allowed the development of a road over it by 1716 when it is shown on William Naish's map. The Dominican and Franciscan Friaries and the Colleges of De Vaux College and St Edmund's were dissolved in the 16th century as part of the 1536 and 1539 Acts authorising the Dissolution of the Monasteries. However both the hospitals of St Nicholas and Trinity survived the Dissolution unlike other hospitals in Wiltshire, having respectively been extensively restored and altered and completely rebuilt (RCHM 1980). St Clement's Church in Fisherton Anger was demolished in 1852, when St Paul's Church was built to replace it to the north (ibid.), a large proportion of the material from the St Clement's Church being used in its construction (Cossor & Cossor 1931). In the 18th century a number of changes were made to the surroundings of the cathedral. The two chapels built on the eastern end in the 15th century were removed along with the belfry, while the churchyard raised and levelled so that it took on the appearance of a park that it still retains today. A cholera epidemic broke out in Salisbury in 1849 and was identified as being a result of poor sanitation related to the opened watercourse in the city (Chandler 1983). As a result a series of sewers were constructed by 1854 to replace the water courses, which were infilled in the 1850s. The Close Ditch was infilled in 1860 and the Town Ditch in 1875 (Crittall 1962).	Post- med/Modern	Settlement Area

PrefRef	MI_PRINX	DesigUID	RecordType	Name	Description	Period	Type
					The cloth industry, which had created such wealth for Salisbury, declined in the 17th and 18th centuries to be replaced by other textile industries. The cloth industry saw a revival in the late 18th early 19th century. None of these developments radically altered the plan form of the town . In the late 16th century the decline in the cloth industry led to a decline in Salisbury's fortunes and perhaps explains the lack of houses surviving in Salisbury from the 17th century. The climax of this seems to have been in 1627 when plague and bad harvests, amongst other things, left probably a third of the population living in poverty (Slack 1975). By this time Salisbury had long since ceased to be the sixth largest provincial city and had reached a period of stagnation (Chandler 1983:46). Towards the end of the 16th century the Colleges of de Vaux and St Edmund's and the two Friaries had been dissolved. A resurgence of the cloth industry between 1780 and 1816 allowed the city to continue to survive on the cloth trade until c.1830, but it was not until 1841 that Salisbury's population began to increase in size again. The maps of Naish (1716), Andrews and Dury (1773) and Greenwood (1820) confirm that Salisbury had changed little from its known Medieval extent. Of note is that all these maps show buildings extending south along Exeter Street as far as Bricketts Hospital, but it is currently not known whether this mirrors the Medieval development along this road or whether the Medieval settlement was more extensive. Certainly Medieval buildings have been uncovered in excavations north of Bricketts Hospital at 115 Exeter Street and Crittall (1962:80) claims that the 19th century fronts conceal some Medieval buildings. It is also of note that the probable extent of the Friary precinct is not reflected in these or the 1st edition Ordnance Survey map (1887). At the beginning of the 19th century Salisbury had not as yet exceeded its Medieval limits (Crittall 1962:90). Between 1800 and 1900 the city's population doubled and the number of inhabited houses had increased from 1,500 to 12,000 (Chandler 1983:57). This rise in households reflects the growth of Salisbury outside the Medieval boundary and suburbs. The first area of expansion was around Fisherton Anger followed by development along Devizes Road to the north (Crittall 1962:91, Chandler 1983:60-1). The 1936 Ordnance Survey map shows that by this time the suburbs at East Harnham had merged with the village of West Harnham and much of the east of the city was built up. The only places that remained undeveloped were the water meadows at Harnham and those to the north on the Avon.		

10 APPENDIX 2 – PLANNING FRAMEWORK

10.1 NATIONAL PLANNING POLICY FRAMEWORK

- 10.1.1 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) (December 2024) as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance. Setting is defined in the NPPF (Glossary) as follows:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 10.1.2 Historic England advocates in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (Revised December 2017) that a stepped approach should be taken to the assessment of impacts on setting and significance. This guidance, which was originally issued by English Heritage in 2011, is generally known as GPA3. It should be noted that the advice states in paragraph 1 that it does not constitute a prescriptive methodology.
- 10.1.3 A useful authority relating to the concept of the setting of heritage assets is to be found in the case known as *Catesby Estates*¹⁵, which in essence confirms that the setting of heritage assets is not confined to visual matters or views. Abstract and historical considerations are part of setting, and while it is reasonable to consider the extent of setting there is usually no fixed boundary to it.
- 10.1.4 The assessments of setting and significance (and the assessments of impact) are normally made with primary reference to the four main elements of special significance identified in the NPPF.
- 10.1.5 The NPPF requires any impact involving harm to the significance of a designated heritage asset to be considered in terms of either “*substantial harm*” or “*less than substantial harm*” as described in paragraphs 212 to 215 of that document. Paragraph 212 states that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

¹⁵ *Catesby Estates Limited v Steer* [2018] EWCA Civ. 1697.

10.1.6 Paragraph 213 of the NPPF then states that:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁷².”*

10.1.7 Paragraph 214 then states that:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.”

10.1.8 Paragraph 215 explains the balancing exercise in cases where there is less than substantial harm as follows:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

10.1.9 Paragraph 216 of the NPPF describes the approach to be taken towards non-designated heritage assets, as follows:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

10.1.10 Footnote 75 of the NPPF, which is attached to paragraph 213, states that *“Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.”*

10.1.11 Further guidance on non-designated heritage assets is contained in National Planning Practice Guidance, as revised on 23 July 2019, notably paragraph 040 which states that *“Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence”*, and paragraph 041 which in full reads as follows:

“What are non-designated heritage assets of archaeological interest and how important are they?”

The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:

(1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote 63). They are of 3 types:

- *those that have yet to be formally assessed for designation.*
- *those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Culture, Media and Sport has exercised his/her discretion not to designate.*
- *those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.*

The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments. Further information on scheduled monuments can be found on the Department for Culture, Media and Sport’s website.

(2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.

Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

Decision-making regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which

development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment.

Paragraph: 041 Reference ID: 18a-041-20190723

Revision date: 23 07 2019"

10.1.12 Paragraph 218 of the NPPF also makes provision for the recording of heritage assets that are likely to be demolished or destroyed by development.

10.1.13 Paragraphs 219 and 220 of the NPPF advise on development affecting conservation areas and World Heritage Sites.

10.2 LEGISLATION

10.2.1 Legislation affecting scheduled monuments is contained the Ancient Monuments and Archaeological Areas Act 1979. The Act details the designation, care and management of scheduled monuments, as well as the procedures needed to obtain permission for works which would directly impact upon their preservation.

10.2.2 The decision maker is required by section 66(1) of the Planning (listed buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building¹⁶. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm¹⁷. There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption can be overcome in certain circumstances.

10.2.3 The decision maker is required by section 72(1) of the Planning (listed buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. The decision maker must also give considerable importance and weight to the desirability of those objectives¹⁸. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm¹⁹. There is a strong presumption against the grant of permission for development that would harm the character and appearance of the conservation area, though the presumption can be overcome in certain

¹⁶ [Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others \[2014\] EWCA Civ. 137.](#)

¹⁷ [South Lakeland v Secretary of State for the Environment \[1992\] 2 AC 141.](#)

¹⁸ [Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others \[2014\] EWCA Civ. 137.](#)

¹⁹ [South Lakeland v Secretary of State for the Environment \[1992\] 2 AC 141.](#)

circumstances.

- 10.2.4 The decision maker is required by section 16(2) of the Planning (listed buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building²⁰. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm²¹. There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption can be overcome in certain circumstances. In this instance, Heritage Setting is covered by a separate document and is not commented upon further here.

10.3 RELEVANT LOCAL POLICIES

- 10.3.1 The following local policies are relevant to the historic environment and this assessment. These refer to Policy Sections in Wiltshire Core Strategy (Adopted 2015).²²

Local Plan	Relevant Policy
Core Policy 58 Ensuring the conservation of the historic environment	<i>Development should protect, conserve and where possible enhance the historic environment.</i> <i>Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:</i> <i>i. ii. nationally significant archaeological remains</i> <i>ii. World Heritage Sites within and adjacent to Wiltshire</i> <i>iii. buildings and structures of special architectural or historic interest</i> <i>iv. the special character or appearance of conservation areas</i> <i>v. historic parks and gardens</i> <i>vi. important landscapes, including registered battlefields and townscapes.</i> <i>Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place</i>

²⁰ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

²¹ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141

²² https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted-2015/pdf/Wiltshire_Core_Strategy_2015.pdf?m=1735555642237 – accessed 2025-06-26

Local Plan	Relevant Policy
	<i>Shaping).</i> <i>Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.</i>

11 APPENDIX 4 – EXISTING AND PROPOSED

11.1 SOURCE

11.1.1 The images below are from:

Salisbury Antiques Warehouse Repurposing Scheme Design & Access
Statement May 25. Prepared by HFA & Charplan.



EXISTING BUILDING

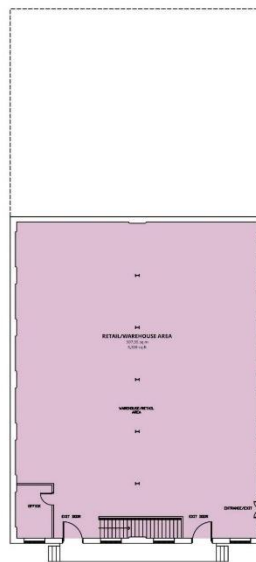
Use

The existing building is mostly utilised for antiques sales and storage except for the penthouse residential apartment which is located on the top floor level in the mansard roof.

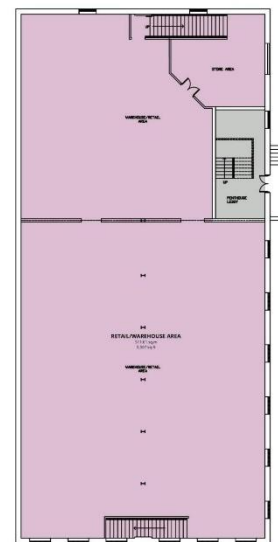
Amount

Area of the existing building (GIA)

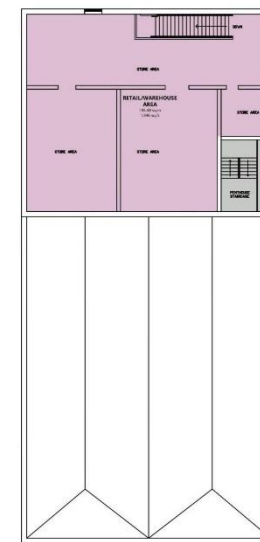
Ground Floor (Retail)	322.27 sq.m
First Floor (Retail)	511.61 sq.m
Second Floor (Retail)	185.48 sq.m
Third Floor (Residential)	154.49 sq.m
TOTAL GIA	1,173.85 sq.m



LOWER GROUND FLOOR PLAN (LEVEL 01)



UPPER GROUND FLOOR PLAN (LEVEL 02)



FIRST FLOOR PLAN (LEVEL 03)



SECOND FLOOR PLAN (LEVEL 04)



PROPOSED BUILDING

Use

The proposal is to utilise the lower ground floor for retail use as it is currently. The second floor so the upper ground floor will be utilised as mainly office use. There will also be a bin and cycle store at this level along with access to the existing penthouse apartment and access to two proposed apartments on the first-floor level 03. The penthouse at second floor level 04 will not be changed.

Amount

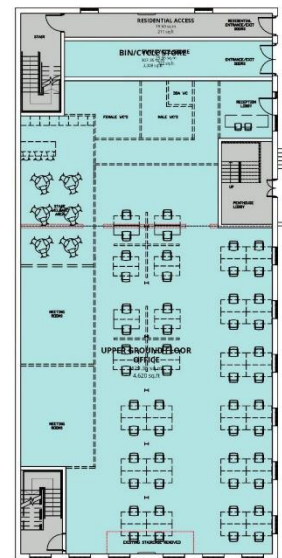
Area of the existing building (GIA)

Ground Floor (Retail)	307.35 sq.m
First Floor (Retail)	511.61 sq.m
Second Floor (Retail)	185.48 sq.m
Third Floor (Residential)	154.49 sq.m

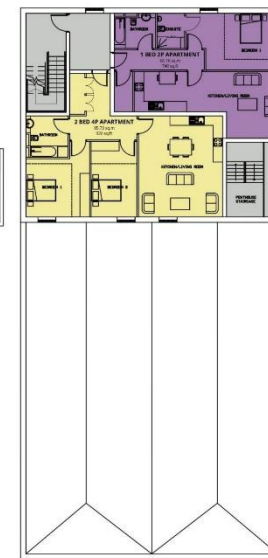
TOTAL GIA 1,158.93 sq.m



LOWER GROUND FLOOR PLAN (LEVEL 01)



UPPER GROUND FLOOR PLAN (LEVEL 02)



FIRST FLOOR PLAN (LEVEL 03)



SECOND FLOOR PLAN (LEVEL 04)



APPEARANCE

The proposal is to maintain as much of the existing character of the building whilst adding some in keeping additional shop frontage and windows/doors to facilitate the proposed additional uses of office/retail and residential use.

At lower ground fronting Wilton Road new heritage timber shopfront will be installed. This will add to the character of the existing building as facilitate its proposed retail use.

All new windows and doors will be detailed in a heritage style and light green colour to match the existing building.



PERSPECTIVE OF PROPOSED BUILDING FROM CANADIAN AVENUE



PERSPECTIVE IMAGE FROM WILTON ROAD

12 APPENDIX 5 – HISTORIC ORDNANCE SURVEY MAPS



BLACKWELL'S MAPPING SERVICES PERSONAL & PROFESSIONAL MAPPING

Site Details:

94 Wilton Road, Salisbury, SP2 7JJ

Client Ref: CMAPS-BW1-1228582-1507667-57218-190625
 Report Ref: CMAPS-BW1-1228582-1507667-57218-190625HI
 Grid Ref: 412842, 130616

Map Name: County Series

Map date: 1881

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1881
 Revised 1881
 Edition N/A
 Copyright N/A
 Levelled N/A



Produced by
 Groundsure Insights
www.groundsure.com

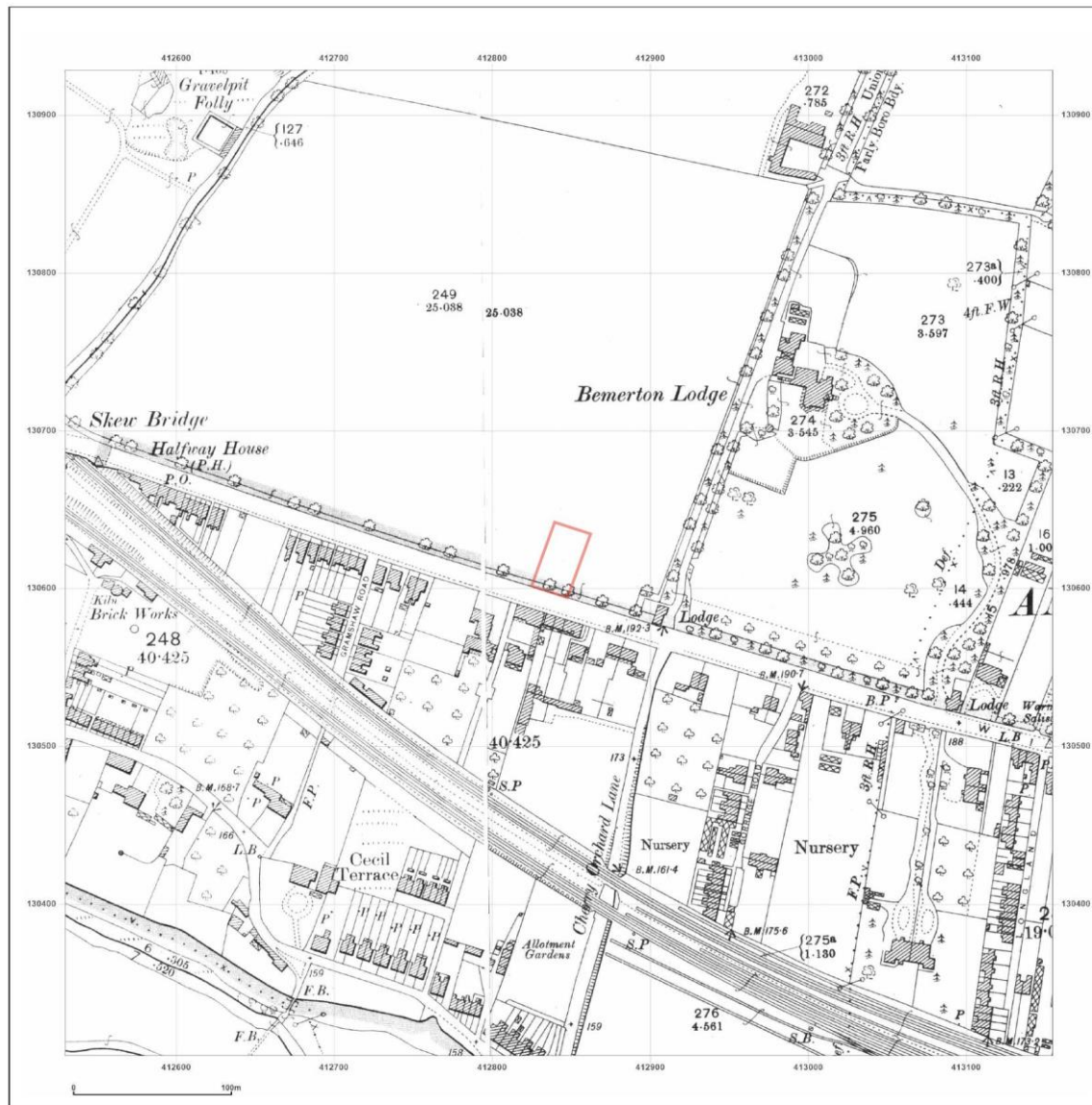


Supplied by:
<http://www.blackwellmapping.co.uk>
comments@maps.blackwell.co.uk

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 19 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



BLACKWELL'S MAPPING SERVICES PERSONAL & PROFESSIONAL MAPPING

Site Details:

94 Wilton Road, Salisbury, SP2
7JJ

Client Ref: CMAPS-BW1-1228582-1507667-57218-190625
Report Ref: CMAPS-BW1-1228582-1507667-57218-190625H
Grid Ref: 412842, 130616

Map Name: County Series

Map date: 1901

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1901
Revised 1901
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
www.groundsure.com

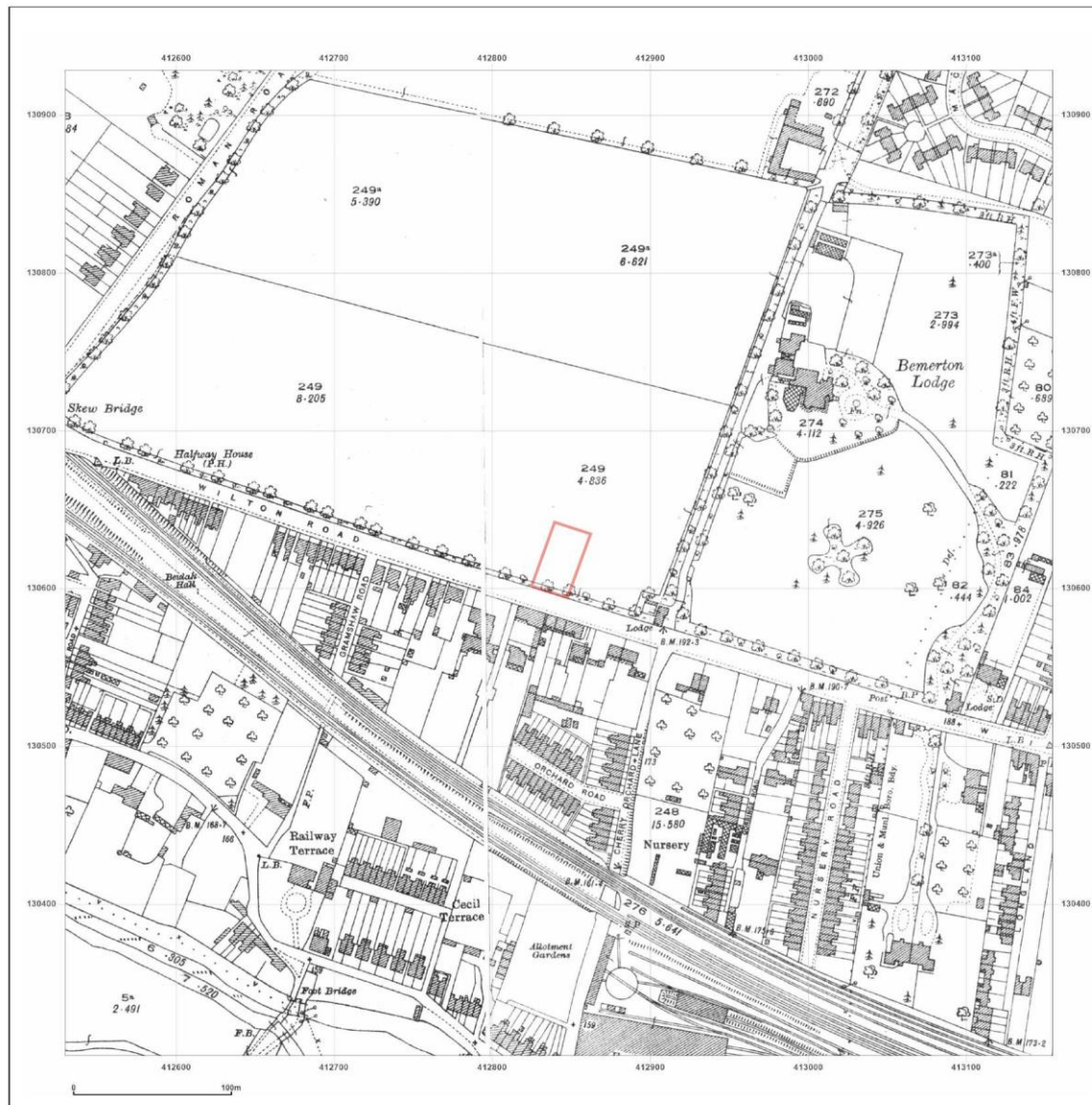


Supplied by:
<http://www.blackwellmapping.co.uk>
comments@maps.blackwell.co.uk

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 19 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



BLACKWELL'S
MAPPING SERVICES
PERSONAL & PROFESSIONAL MAPPING

Site Details:

94 Wilton Road, Salisbury, SP2
7JJ

Client Ref:	CMAPS-BW1-1228582-1507667-57218-190625
Report Ref:	CMAPS-BW1-1228582-1507667-57218-190625HI
Grid Ref:	412842, 130616

Map Name: County Series

Map date: 1925-1926

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1926
Revised 1926
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1925
Revised 1925
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
www.groundsure.com

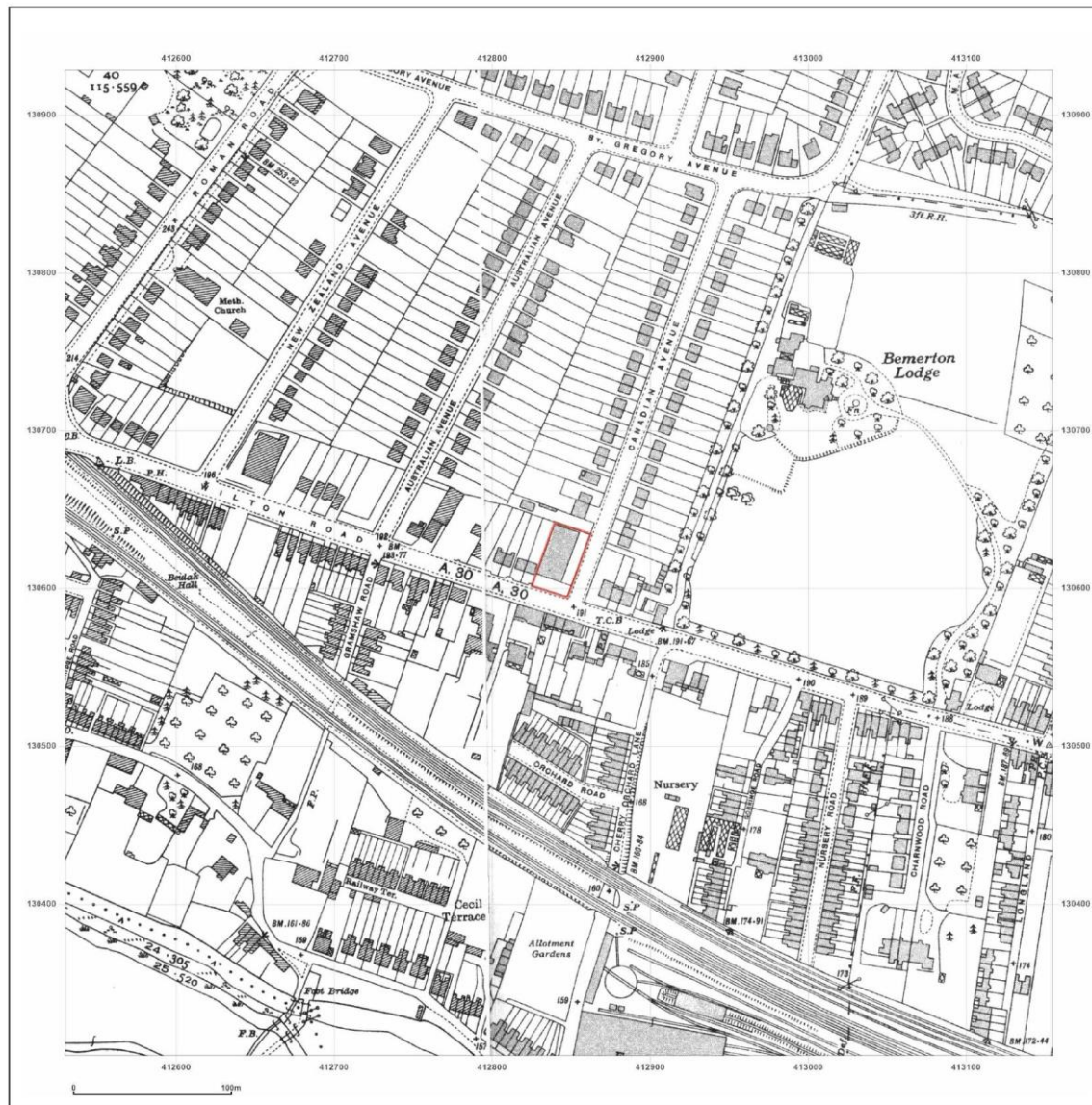


Supplied by:
<http://www.blackwellmapping.co.uk>
comments@maps.blackwell.co.uk

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 19 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



BLACKWELL'S MAPPING SERVICES PERSONAL & PROFESSIONAL MAPPING

Site Details:

94 Wilton Road, Salisbury, SP2
7JJ

Client Ref: CMAPS-BW1-1228582-1507667-57218-190625
Report Ref: CMAPS-BW1-1228582-1507667-57218-190625H
Grid Ref: 412842, 130616

Map Name: County Series

Map date: 1936

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1936
Revised 1936
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
www.groundsure.com

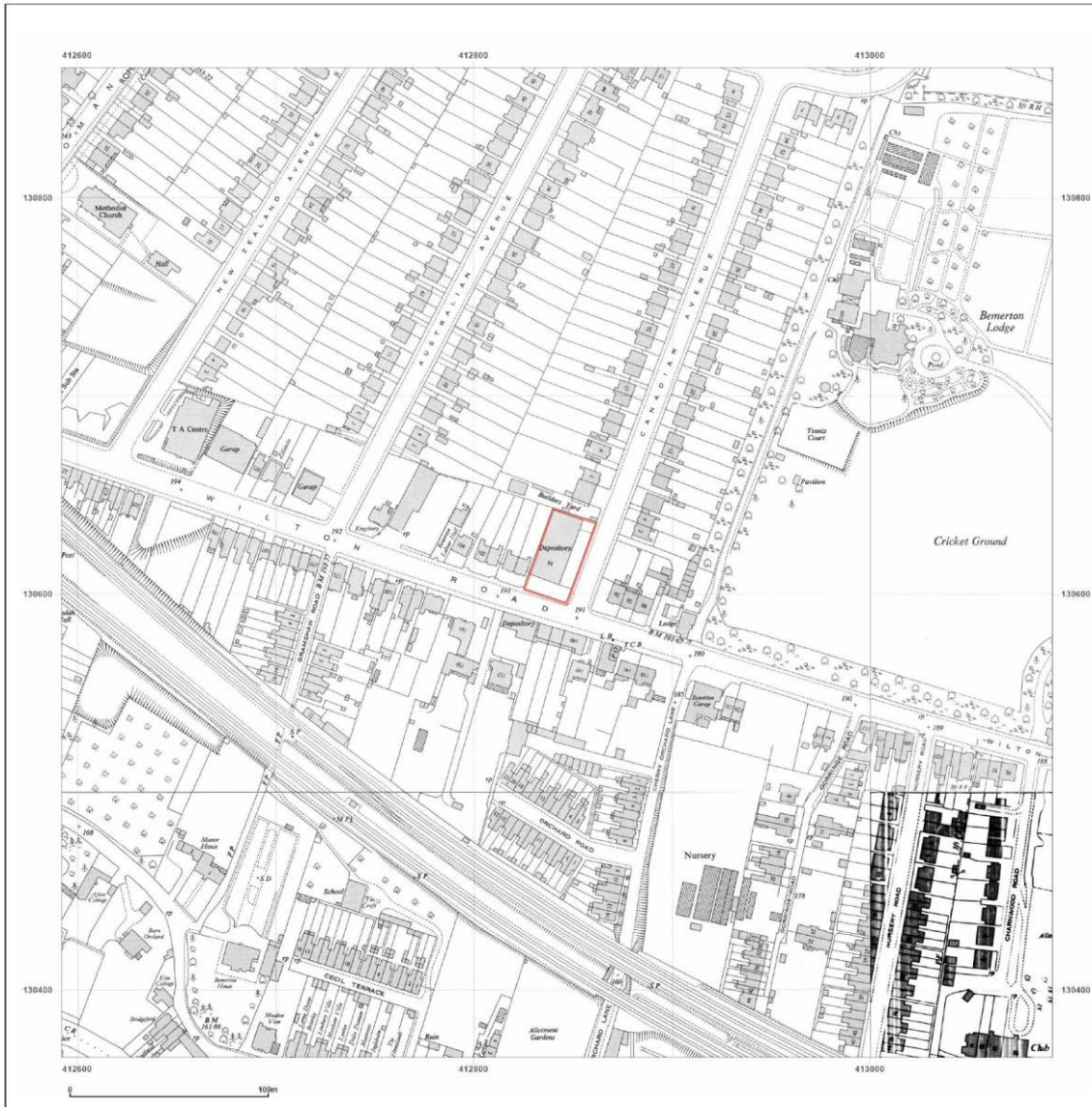


Supplied by:
<http://www.blackwellmapping.co.uk>
comments@maps.blackwell.co.uk

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 19 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



BLACKWELL'S MAPPING SERVICES PERSONAL & PROFESSIONAL MAPPING

Site Details:

94 Wilton Road, Salisbury, SP2
7JJ

Client Ref: CMAPS-BW1-1228582-1507667-57218-190625
Report Ref: CMAPS-BW1-1228582-1507667-57218-190625H
Grid Ref: 412842, 130616

Map Name: National Grid

Map date: 1952-1953

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1952 Revised 1952 Edition N/A Copyright N/A Levelled 1937	Surveyed 1952 Revised 1952 Edition N/A Copyright N/A Levelled 1937
Surveyed 1952 Revised 1952 Edition N/A Copyright N/A Levelled 1937	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A



Produced by
Groundsure Insights
www.groundsure.com



Supplied by:
<http://www.blackwellmapping.co.uk>
comments@maps.blackwell.co.uk

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 19 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



BLACKWELL'S MAPPING SERVICES PERSONAL & PROFESSIONAL MAPPING

Site Details:

94 Wilton Road, Salisbury, SP2 7JJ

Client Ref: CMAPS-BW1-1228582-1507667-57218-190625
Report Ref: CMAPS-BW1-1228582-1507667-57218-190625H
Grid Ref: 412842, 130616

Map Name: National Grid

Map date: 1971-1973

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1952 Revised 1970 Edition N/A Copyright 1971 Levelled 1958	Surveyed 1952 Revised 1972 Edition N/A Copyright 1973 Levelled 1959
Surveyed 1952 Revised 1970 Edition N/A Copyright 1971 Levelled 1958	Surveyed 1952 Revised 1972 Edition N/A Copyright 1973 Levelled 1959



Produced by
Groundsure Insights
www.groundsure.com



Supplied by:
<http://www.blackwellmapping.co.uk>
comments@maps.blackwell.co.uk

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 19 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



BLACKWELL'S MAPPING SERVICES PERSONAL & PROFESSIONAL MAPPING

Site Details:

94 Wilton Road, Salisbury, SP2 7JJ

Client Ref: CMAPS-BW1-1228582-1507667-57218-190625
Report Ref: CMAPS-BW1-1228582-1507667-57218-190625H
Grid Ref: 412842, 130616

Map Name: National Grid

Map date: 1978-1983

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1983 Levelled 1958	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A
Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed 1959 Revised 1981 Edition N/A Copyright 1981 Levelled 1959



Produced by
Groundsure Insights
www.groundsure.com

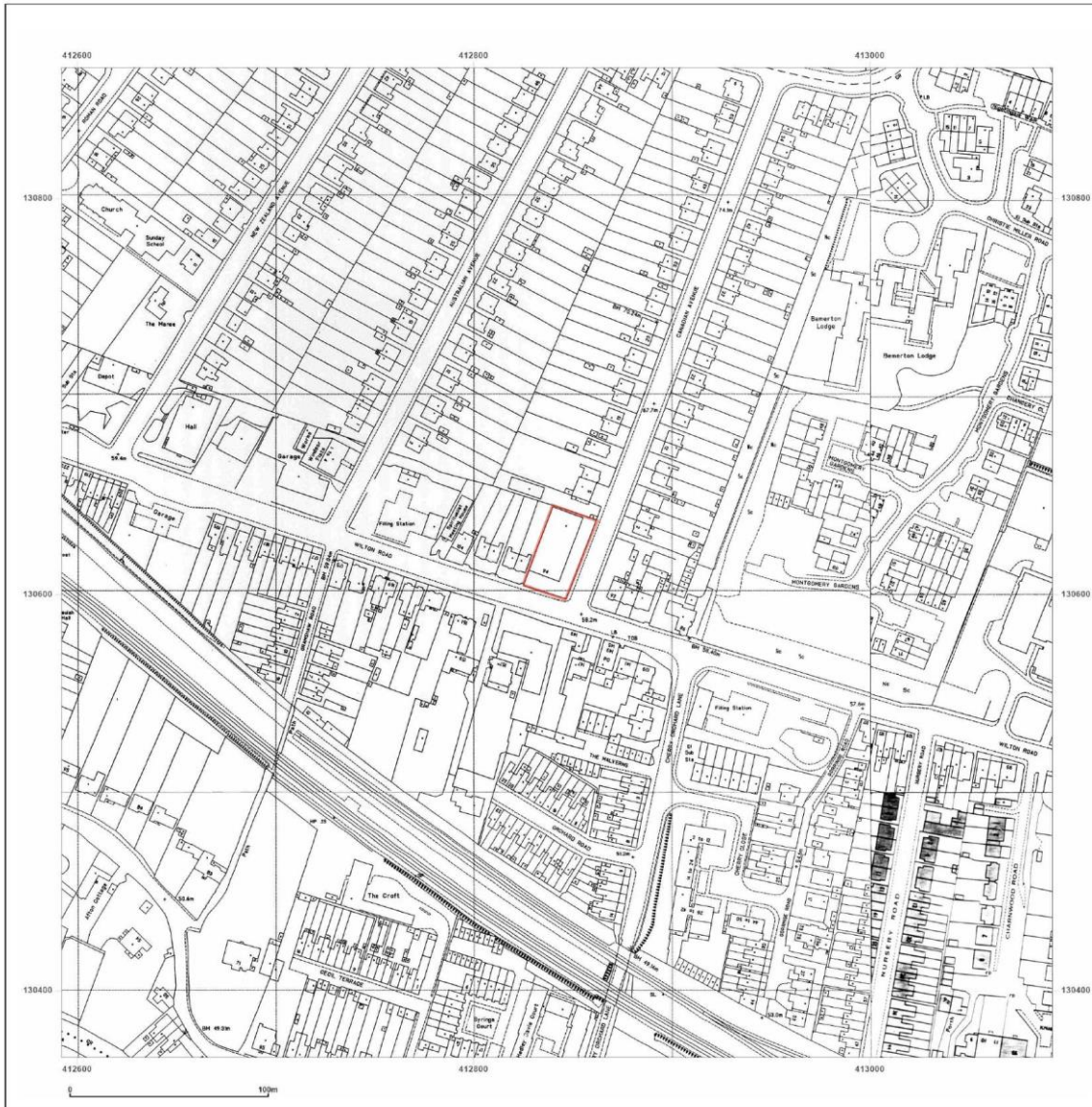


Supplied by:
<http://www.blackwellmapping.co.uk>
comments@maps.blackwell.co.uk

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 19 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



BLACKWELL'S MAPPING SERVICES PERSONAL & PROFESSIONAL MAPPING

Site Details:
 94 Wilton Road, Salisbury, SP2 7JJ

Client Ref: CMAPS-BW1-1228582-1507667-57218-190625
Report Ref: CMAPS-BW1-1228582-1507667-57218-190625HI
Grid Ref: 412842, 130616

Map Name: National Grid
Map date: 1990-1995
Scale: 1:1,250
Printed at: 1:2,000



Surveyed 1994 Revised 1994 Edition N/A Copyright 1994 Levelled N/A	Surveyed 1995 Revised 1995 Edition N/A Copyright 1995 Levelled N/A
Surveyed 1994 Revised 1994 Edition N/A Copyright 1994 Levelled N/A	Surveyed 1959 Revised 1990 Edition N/A Copyright 1990 Levelled 1959

Produced by
 Groundsure Insights
www.groundsure.com

Supplied by:
<http://www.blackwellmapping.co.uk>
comments@maps.blackwell.co.uk

© Crown copyright and database rights 2024 Ordnance Survey 100035207
 Production date: 19 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

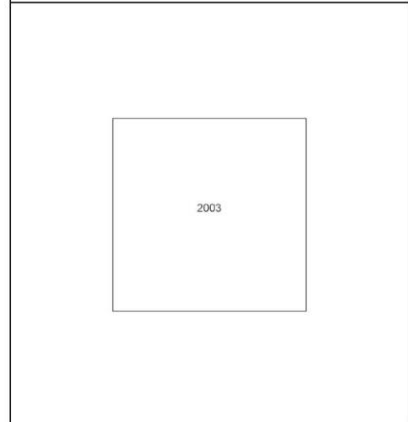


BLACKWELL'S MAPPING SERVICES PERSONAL & PROFESSIONAL MAPPING

Site Details:
94 Wilton Road, Salisbury, SP2 7JJ

Client Ref: CMAPS-BW1-1228582-1507667-57218-190625
Report Ref: CMAPS-BW1-1228582-1507667-57218-190625H
Grid Ref: 412842, 130616

Map Name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250



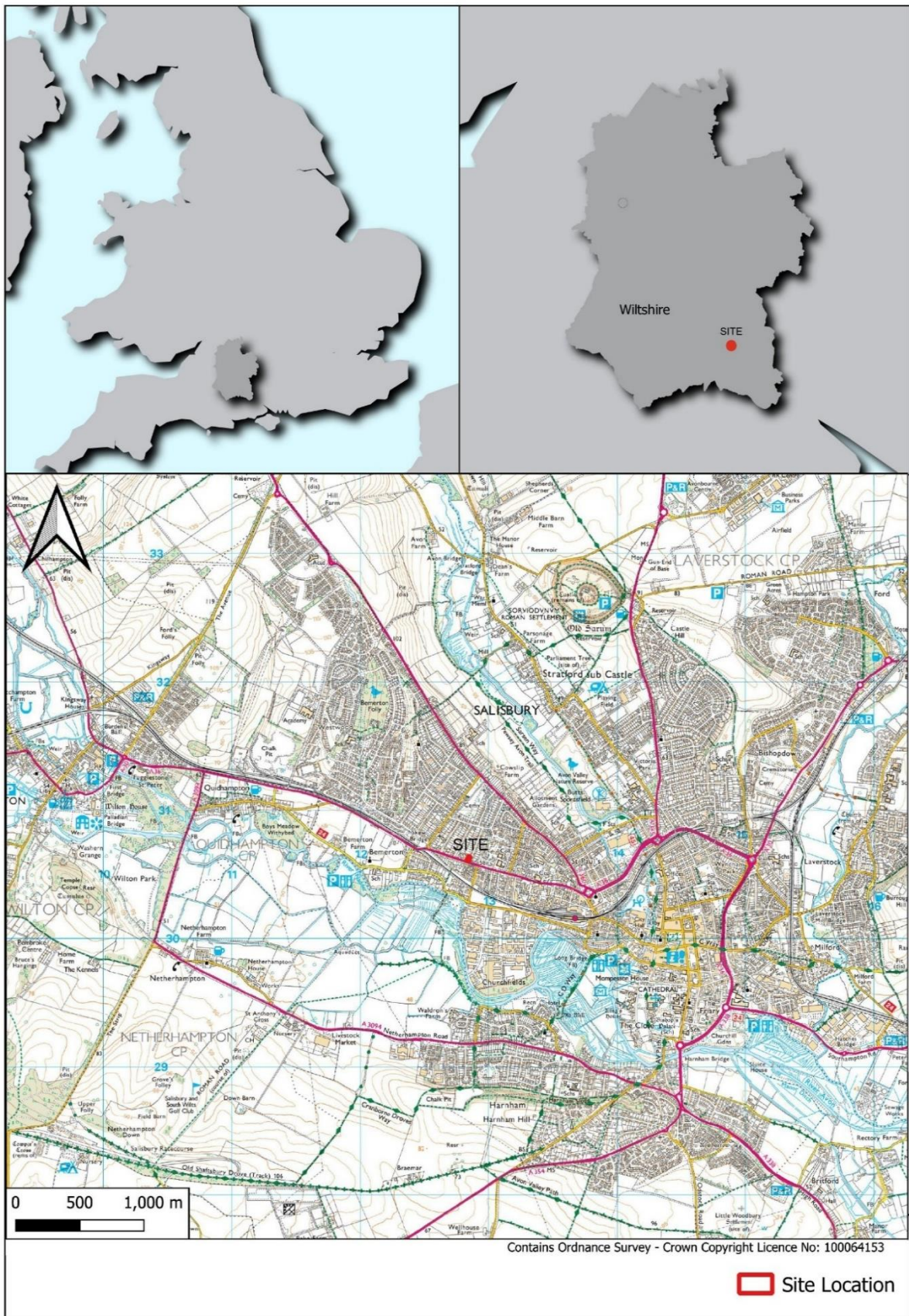
 Produced by Groundsure Insights
www.groundsure.com

 Supplied by:
<http://www.blackwellmapping.co.uk>
comments@maps.blackwell.co.uk

© Crown copyright and database rights 2024 Ordnance Survey 100035207
Production date: 19 June 2025

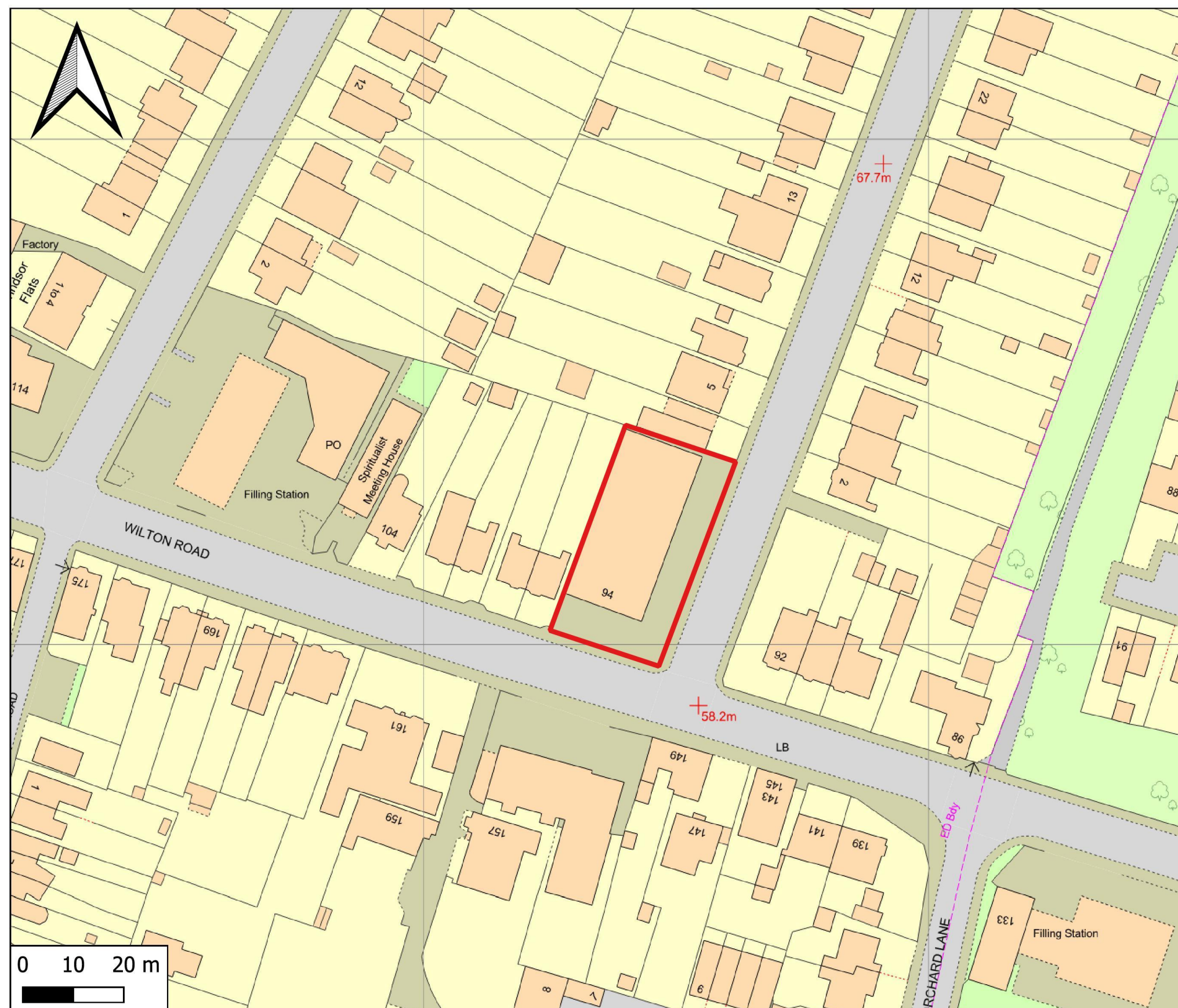
Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

13 FIGURES



Contains OS data © Crown copyright and database right (2022) Licence Number (100064153)

Figure 1. Site Location



ABRAMS
ARCHAEOLOGY

Site

94 Wilton Rd, Salisbury SP2
7JJ (Salisbury Antiques
Warehouse)

Figure 2:

Site Location - Close Up



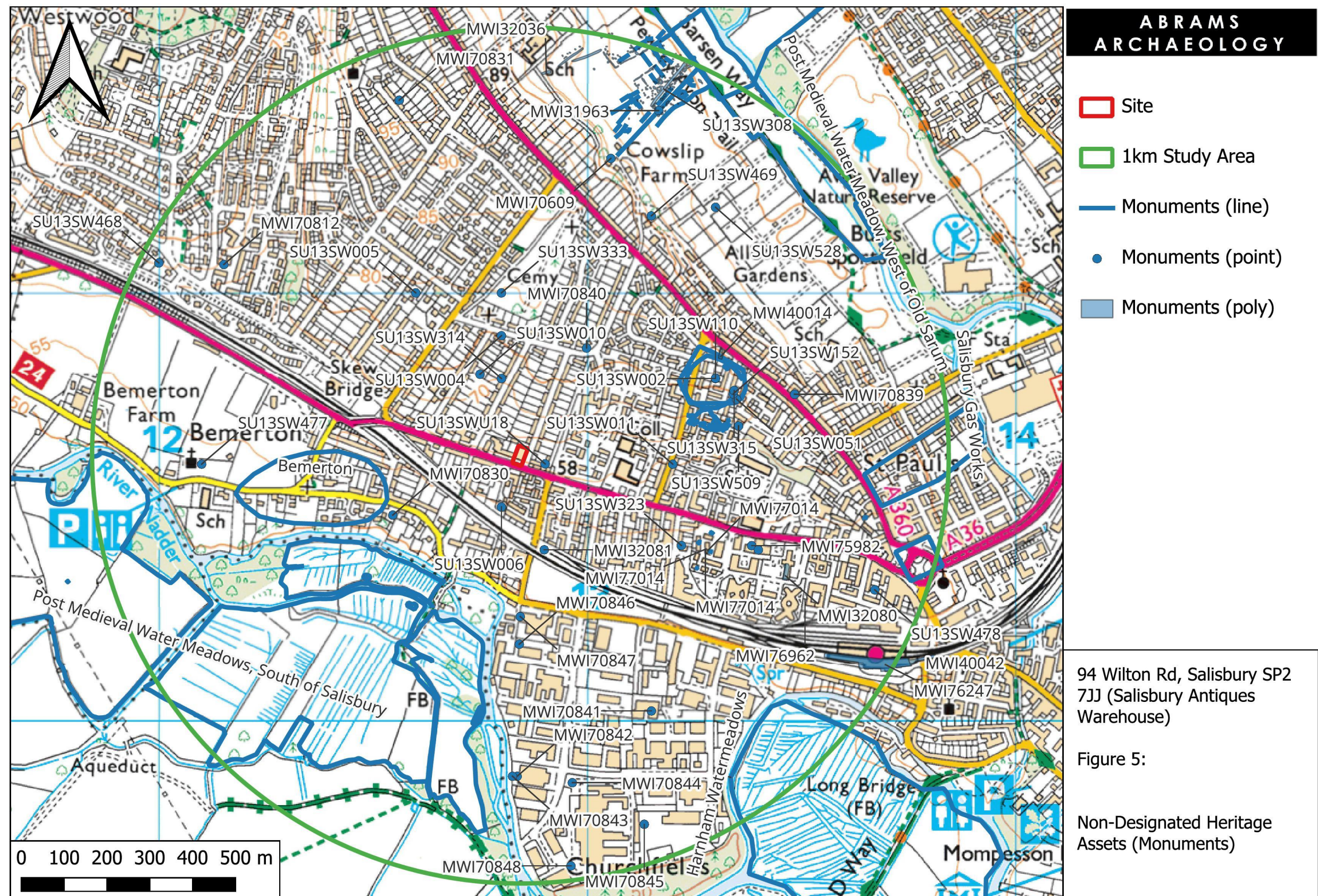
**ABRAMS
ARCHAEOLOGY**

- Site
- Conservation Areas (poly)
- Listed Buildings (point)
- Listed Buildings (poly)
- Scheduled Monuments (poly)

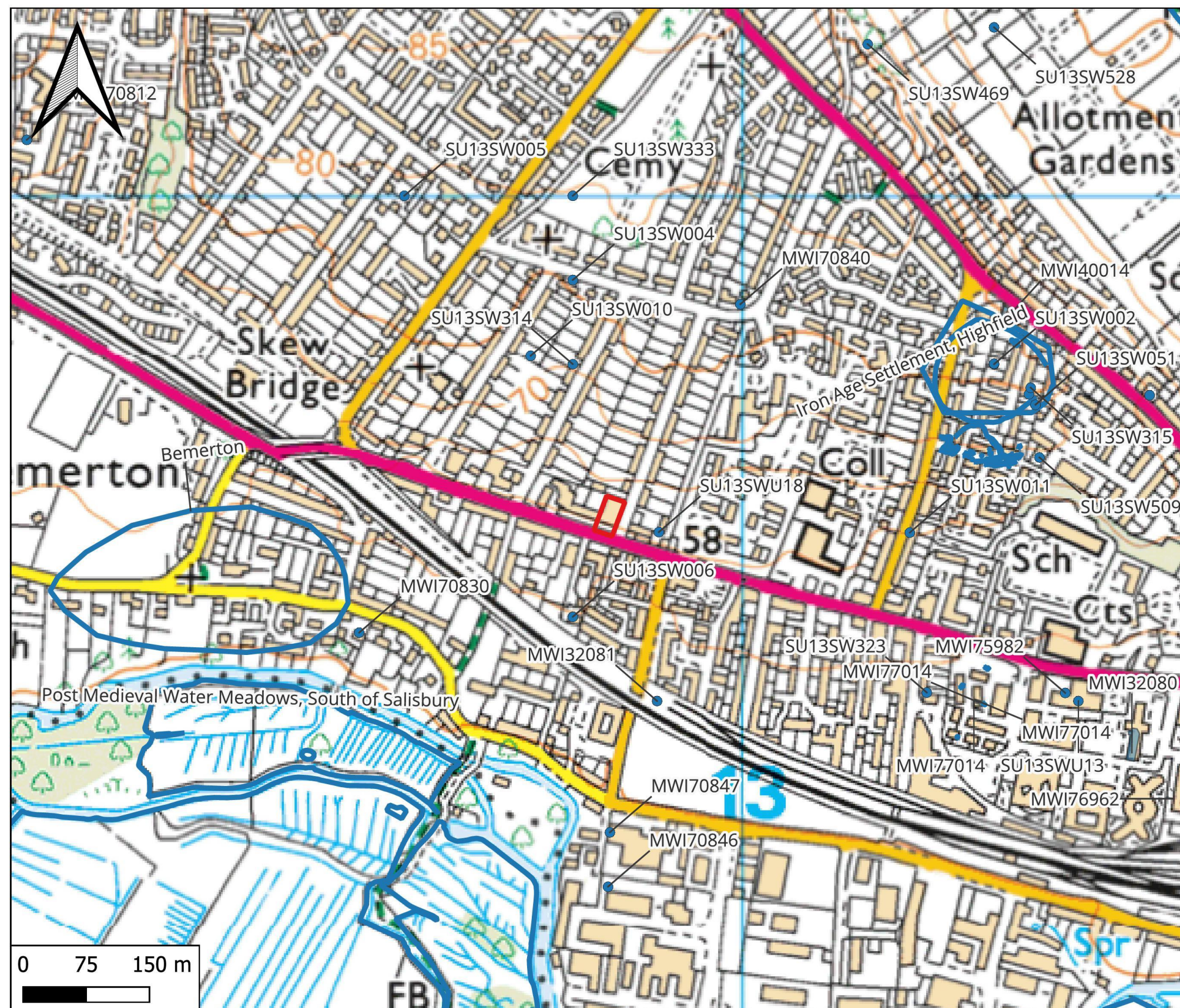
94 Wilton Rd, Salisbury SP2 7JJ (Salisbury Antiques Warehouse)

Figure 4:

Designated Heritage Assets - Close Up



Contains Ordnance Survey - Crown Copyright Licence No: 100064153



ABRAMS
ARCHAEOLOGY

Site

Monuments (line)

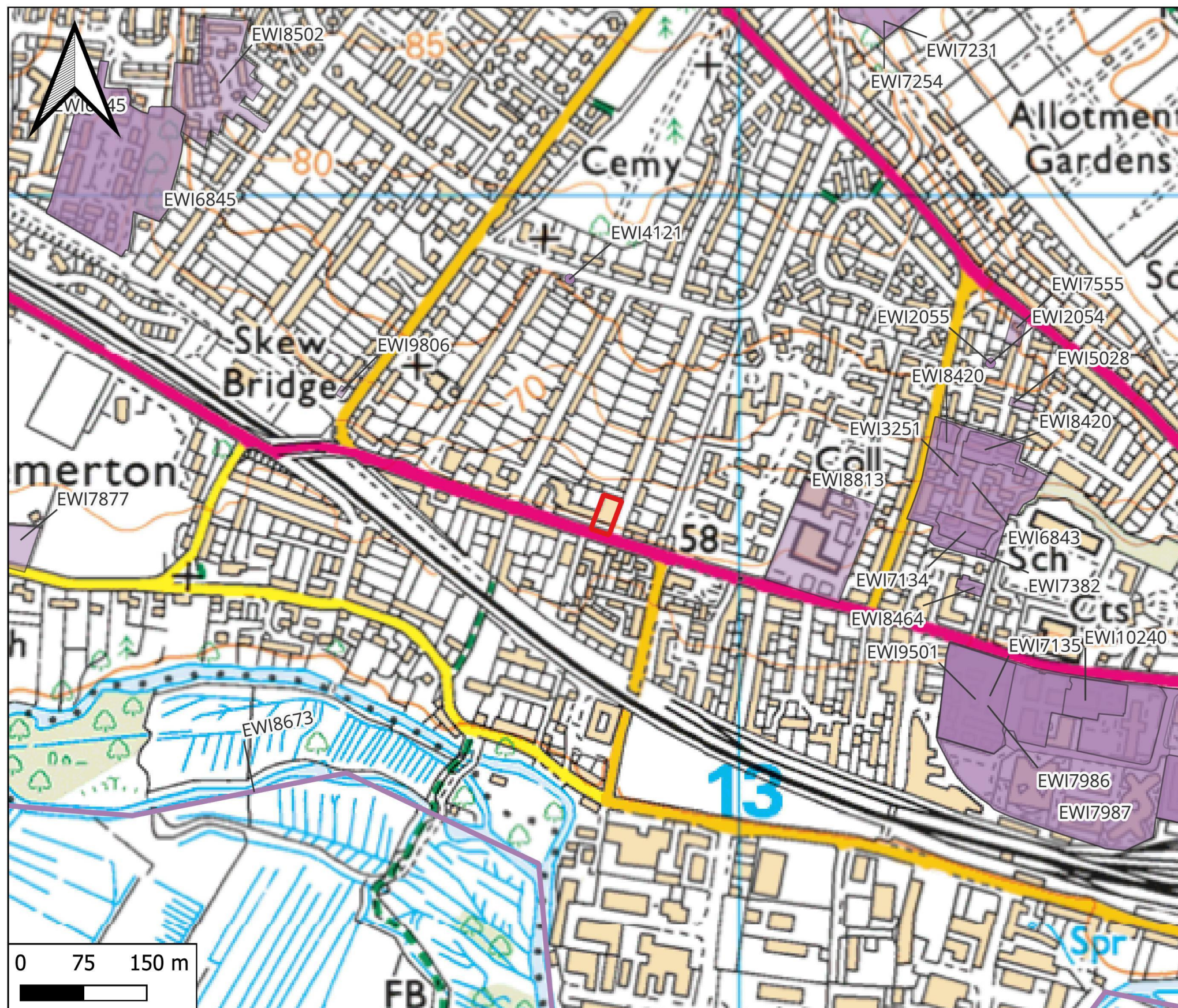
Monuments (point)

Monuments (poly)

94 Wilton Rd, Salisbury SP2 7JJ (Salisbury Antiques Warehouse)

Figure 6:

Non-Designated Heritage Assets - Close Up



**ABRAMS
ARCHAEOLOGY**

- Site
- Events (line)
- Events (point)
- Events (poly)

94 Wilton Rd, Salisbury SP2 7JJ (Salisbury Antiques Warehouse)

Figure 8:

Events - Close Up



ABRAMS

ARCHAEOLOGY

Site

HLC (poly)

94 Wilton Rd, Salisbury SP2 7JJ (Salisbury Antiques Warehouse)

Figure 10:

Historic Landscape Characterisation

Contains Ordnance Survey - Crown Copyright Licence No: 100064153